



## Spacious, superior family villa 8 + 1 with a swimming pool, Prague 6 – Veleslavín

### Address

Předvoje 16, Praha 6 - Veleslavín

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### Usable area

337 m<sup>2</sup>

### Plot

470 m<sup>2</sup>

### Price

22 900 000 CZK

**Type of property:** corner detached house

**Layout:** 8 + 1

**Bedrooms:** 7

**Bathrooms:** 4

**WC:** 4

**Interior:** 319 m<sup>2</sup>

**Built-in garage:** 18 m<sup>2</sup>

**Foot print:** 183 m<sup>2</sup>

**Garden:** 287 m<sup>2</sup>

**Plot:** 470 m<sup>2</sup>

**Basement:** no

**Pool:** yes

We are offering a generous, superior family villa with a layout 8+1, situated in a beautiful, residential part of Prague 6, which is not far away from the park Hvězda. The house is located in a residential area with nearby access to public transportation and civic amenities. There are many opportunities for relaxation and sports.

The property is a four-story corner detached house. The house is covered by a gabled roof, which is similar to a mansard roof. On the ground floor there is an entrance hall, which leads to several technical rooms, such as the boiler room, laundry room, storage, toilet room, and a spare room with a bathroom. There is also the garage and garden. On the first floor, one can enter directly into the large, sunny living room with a balcony. Next to the living room are a place to dine and the kitchen with appliances and a ventilated pantry. Furthermore, there is a toilet and an extra room with a winter garden. On the third floor there is the master bedroom

with its own bathroom (with a shower), two other bedrooms with a balcony, a toilet, a hallway with a closet, and a big bathroom with a bathtub, toilet and a bidet. The top floor has two bedrooms with a balcony, toilet, bathroom with a shower, and a small room, which can be used as storage. Furthermore, there is an entrance to the attic.

The floors are mostly carpeted. In the living room there are parquets, and in the hallway and bathrooms there are tiles. There is plenty of storage space, central vacuum, security system, and an air-conditioning system.

The house has a very nice, well-kept garden with an area of 287 m<sup>2</sup> with an outdoor pool, which has a whirlpool, lighting, counter flow and heating. The garden is mainly oriented to the south and is located at the rear of the house along with tall hedges that provide privacy. The front part of the garden has a pavement, which is possible to park a second car on. The entrance to

the garage and the gate is controlled by a remote control.

The public bus and tram stops are 150 meters away from the house. The metro station Petřiny (line A) is less than 400 meters. The park Hvězda is about 300 meters from the villa, and Ladrunka is around 2 km far away. In the surroundings of the house are a lot of shops, restaurants, schools and other amenities. Nearby is the International School of Prague and there is easy access to the airport. The house is well maintained. It is available to move in immediately and is ideal for a big family or for business.

Usable area 337 m<sup>2</sup>, built-up area 183 m<sup>2</sup>, garden 287 m<sup>2</sup>, plot 470 m<sup>2</sup>. The house was built in 1995. The buyer is obligated to pay the property tax.



If you are interested in this property, contact:

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