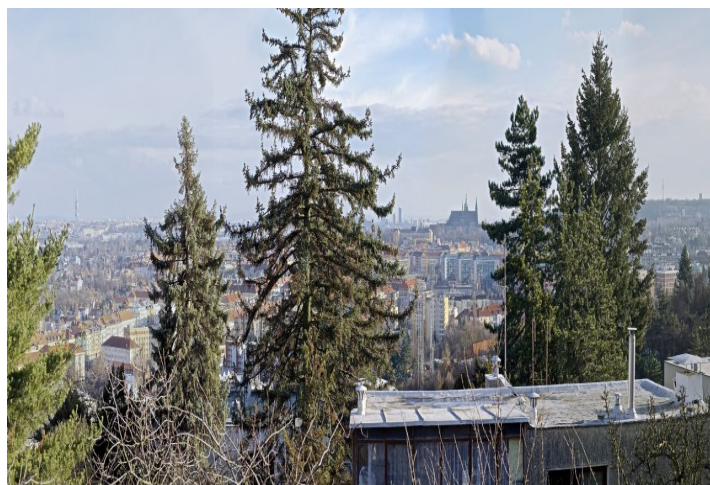




House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold





House Seven-bedroom (8+1)

Sold

426 m², Prague 6, Dejvice, Na Ostrohu

Usable area	426 m²
Plot	777 m²
Foot print	170 m²
Garden	607 m²
Floor area	331 m²
Terrace	95 m²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	21962

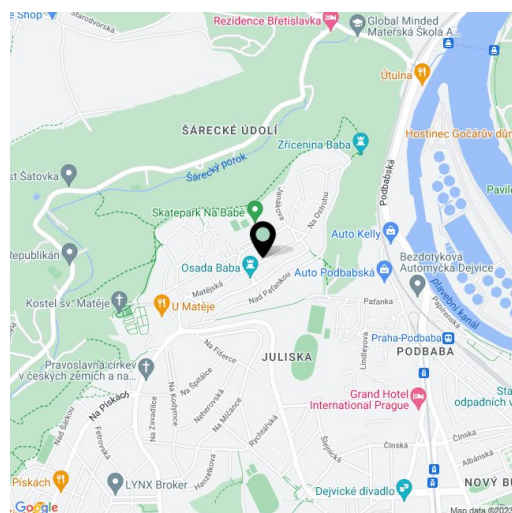
First Republic Functionalist villa undergoing a complete sensitive renovation boasting magnificent views of Prague Castle. The villa was constructed according to the design of famous architect Ladislav Žák. Situated in one of the most prestigious residential neighborhoods, Hanspaulka – Baba, the house with surrounding buildings forms a remarkable complex of detached, staggered spaced villas, which is unique in the Czech Republic. End of the reconstruction is scheduled for July 2016.

The house consists of 4 floors. The layout of the partially sunk ground floor offers 4 bedrooms, 2 bathrooms (one with bathtub and toilet, one with shower), separate toilet, walk-in closet, utility room and storage room; from the hall opposite the staircase you can enter the protected, intimate garden with mature greenery. The 1st street level floor of the house consists of a sunny living room with kitchen and dining area, very bright workroom, separate toilet, cloakroom, workshop, and a room for housework. On the 2nd floor there is a master bedroom with en-suite walk-in wardrobe and bathroom (shower, toilet, bidet), guest room and a shared bathroom with shower and toilet. Both bedrooms have access to the **terrace and conservatory with a beautiful, direct view of the Prague Castle**. On the last, 3rd floor you can find an indoor bar opening to covered seating and a **rooftop terrace, also with stunning views**.

The villa is equipped with **air recuperation throughout**, wood floors, designer tiles, **glass walls and railings**, new wooden windows with safety triple glazing, quality bathroom fixtures by Italian brands, Deltalight and DCW designer lighting including LED lights in suspended ceilings, on the facade of the house and in the garden, security and fire alarm systems, **CCTV**, heat pump, radiators and underfloor heating in the bathrooms, **energy management of the building via network**, small wine cellar etc. The house was insulated using phenolic boards and completely dehumidified. There are new water pipes, sewer system with tank for a rain water, heated rainwater drains and downspouts.

Very attractive and sought after location in a quiet area surrounded by greenery, just 5 minutes on foot from a bus stop. Near a kindergarten, the Kodymka kids club, a restaurant, supermarket and the Juliska sporting center, complete with a playground and tennis court. A great starting point for hiking and cycling trips.

Interior 331.4 m², terraces 94.7 m², footprint 170 m², garden 607 m², plot 777 m².





House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold

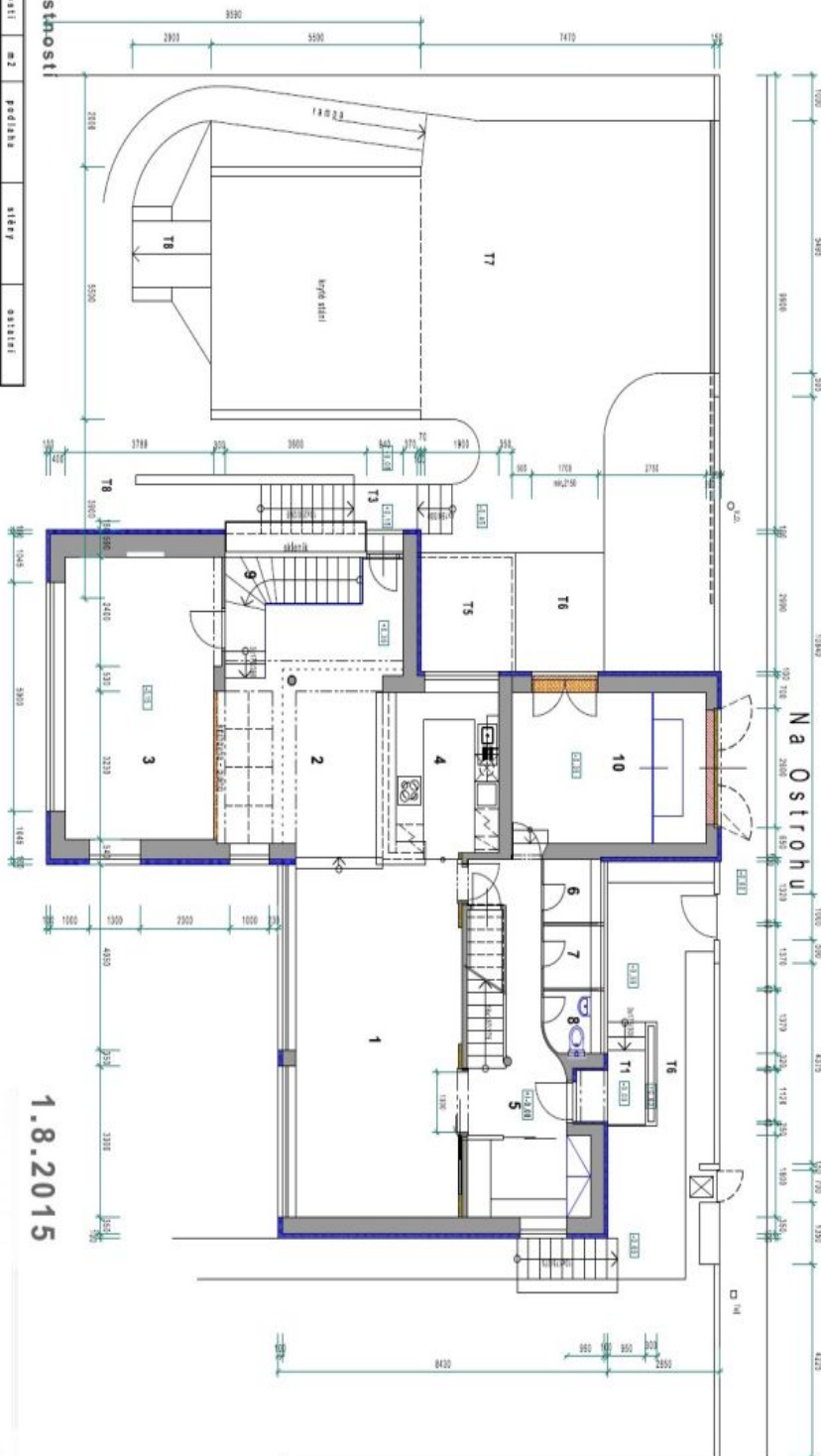
Tabulka místností

č.	účel místnosti	m ²	podlaha	stěry	osvětlení
1	obývací pokoj	23,2	parquet		
2	ložnice	22,7	parquet		
3	prácovna	23,8	parquet		
4	kuchyň	9,8	vinyl		
5	hala vstup.	18,4	parquet		
6	spiz	1,85	ker.dl.		
7	dom.příst.+šatna	1,85	ker.dl.		
8	wc	1,90	ker.dl.		
9	schody	5,50	dřevě masiv		
10	dílna - pracovna	17,0	ker.dl.		
Ta	vstřísk plochy a terasy	baton.dl., žulové kasty			

Legenda STAVEBNÍ mat. :

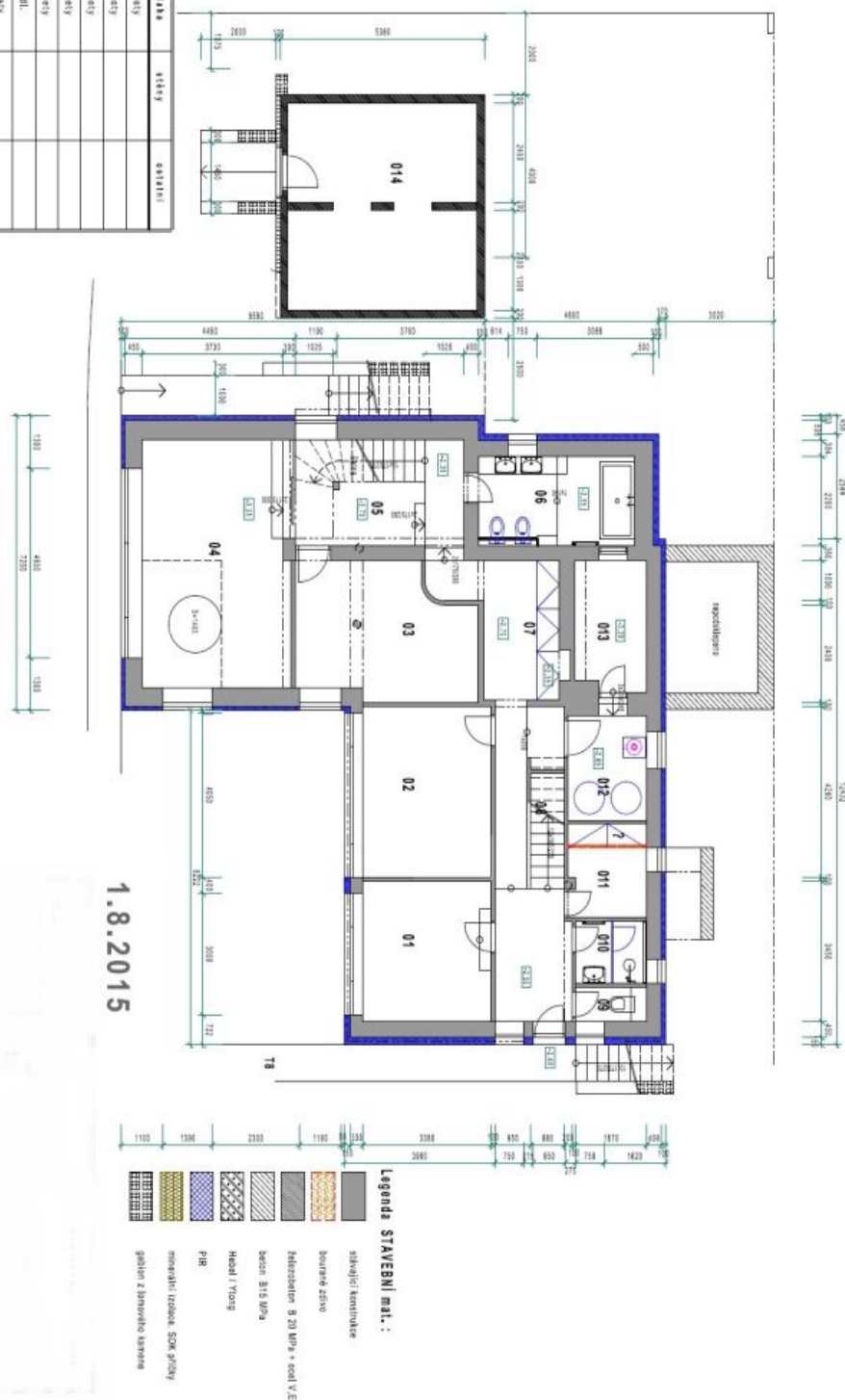
	staircase
	concrete
	brick
	tile
	wood
	metal
	glass
	plaster
	insulation
	flooring

1.8.2015

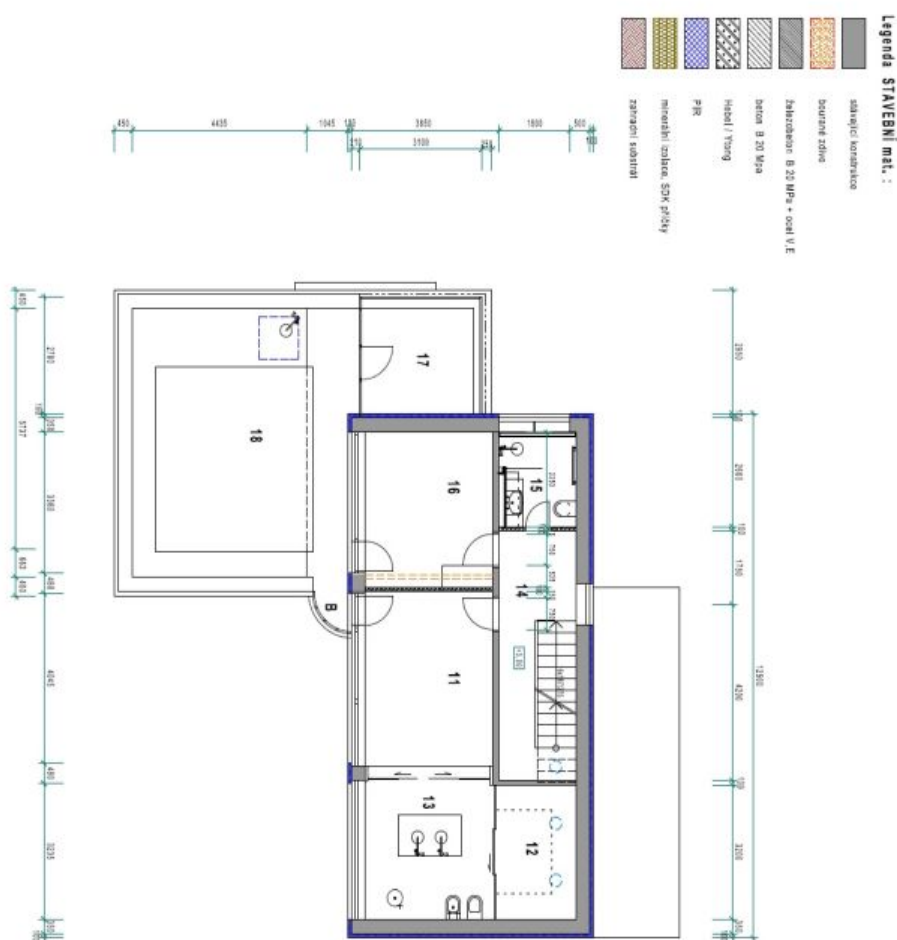


F ₂	genet. (hybrid)	m2	pedigree	ratio	genotype
01	pink	11.7	pure		
02	pink	14.2	pure		
03	pink	18.0	pure		
04	pink	23.9	pure		
05	white	12.0	pure		
06	knopel	9.3	ker.dl.		
07	black	8.5	pure		
08	chodbe	14.6	pure		
09	we	1.6	ker.dl.		
010	knopel	2.3	ker.dl.		
011	black	5.3	ker.dl.		
012	kerchm	5.7	ker.dl.		
013	black	6.0	ker.dl.		
014	black zebra	26.8	hetero		

Tabulka mistnosti



Sold



Tabulka miestnosti

[illegible]

Colikem 65.9 m² + 35.5 m²



House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold

Tabulka místností

č.	účel místnosti	m²	podlaha	strop	osvětlení
21	schody	4,0	dřev. masiv		
22	bar	9,1	park. parka		
23	krytá terasa	10,9	park. parka		
24	terasa 2	37,6	park. parka / dlažba		
26	schody	3,9	park. parka		
30	vyhlídka	9,3	park. parka		

Legenda STAVEBNÍ mat. :

sklojená keramika

kovová deska

zateplení B 20 MPa + celá V.E

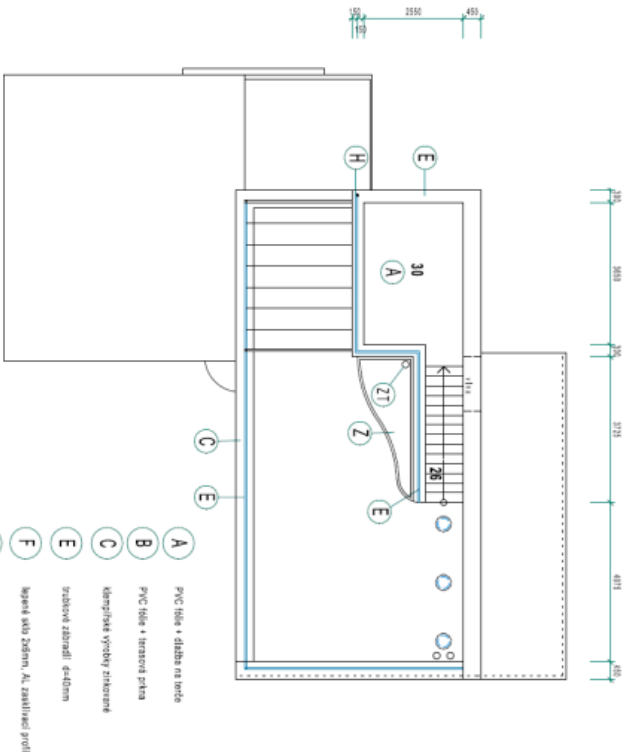
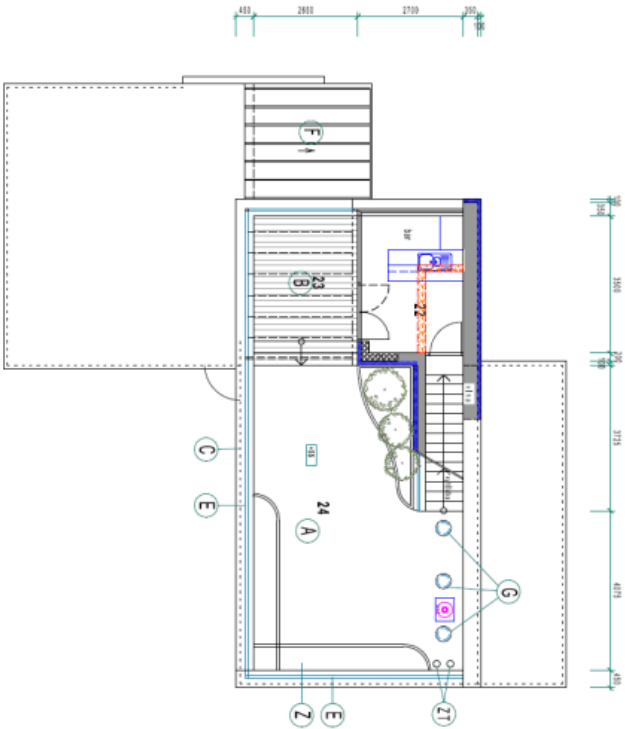
beton B 20 MPa

hliník / Vynog

PVC

emalová lakov. SDC plinky

zateplení střešní





House Seven-bedroom (8+1)

426 m², Prague 6, Dejvice, Na Ostrohu

Sold

