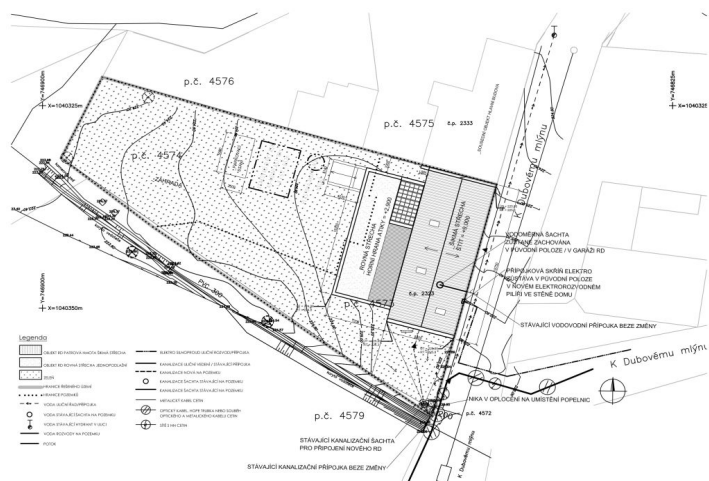
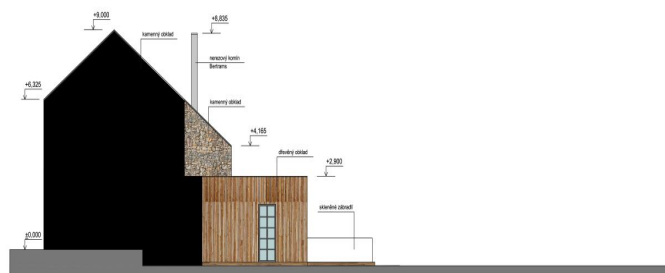




House Four-bedroom (5+kk)

588 m², Prague 6, Dejvice, K Dubovému mlýnu

€ 709 485 | CZK 17 840 000





House Four-bedroom (5+kk)

€ 709 485 | CZK 17 840 000

588 m², Prague 6, Dejvice, K Dubovému mlýnu

Usable area	588 m²
Plot	1 255 m²
Foot print	295 m²
Garden	960 m²
Floor area	560 m²
Terrace	28 m²
Parking	-
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31440

Project with a building permit for a four-story family house in a unique location in the Šárka-Lysolaje nature park. The house will be on a 1,255 m² plot of land set in a place providing privacy, clean air, silence, and a wide range of sports and relaxation activities in nature yet within easy reach of public transport links, the city, the airport, and prestigious schools.

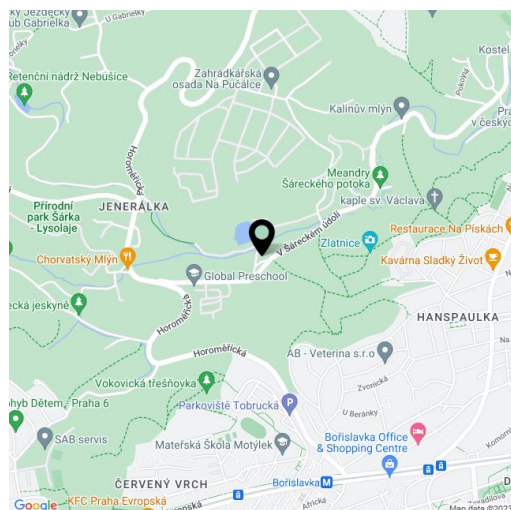
The SM ARCHITECTS project includes a large living space connected to the kitchen and garden terrace on the ground floor, with 3 bedrooms, 2 dressing rooms, and 2 bathrooms upstairs, also with an attic, a **relaxation zone with a swimming pool and a sauna** in the basement, and a cellar on the 2nd underground floor. The house plan also includes a **double garage**, and another parking space on the plot.

According to the design, the facade of the house will be made with a combination of stone and wood and will feature interestingly structured windows. The flat land is surrounded by a brook and grown trees. It has a connection to electricity, the water supply, and sewerage. A maintained asphalt driveway allows for easy access.

The **Šárka Valley** with more than 25,000 hectares of natural greenery provides stunning views of the surrounding hills. The Litovický and Šárecký creeks flow through the valley and meet in a place called **Oak Mill (Dubový Mlýn)**. The property is a 5-minute drive from **Evropská Street**, the main access road from the airport, and an 8-minute bus ride from the metro and tram station. Within a short distance, there are several **international kindergartens and schools** (ISP in Nebušice, Riverside in Sedlec, or Global Preschool within walking distance). The surrounding area provides plenty of opportunities for pleasant walks or bike rides.

The bid price is in the form of selling business shares. Possibility to buy only the property at a price of CZK 20,700,000.

Usable area 588 m², terrace 28 m², garage 56.3 m², built-up area 295 m², garden 960 m², land 1,255 m².

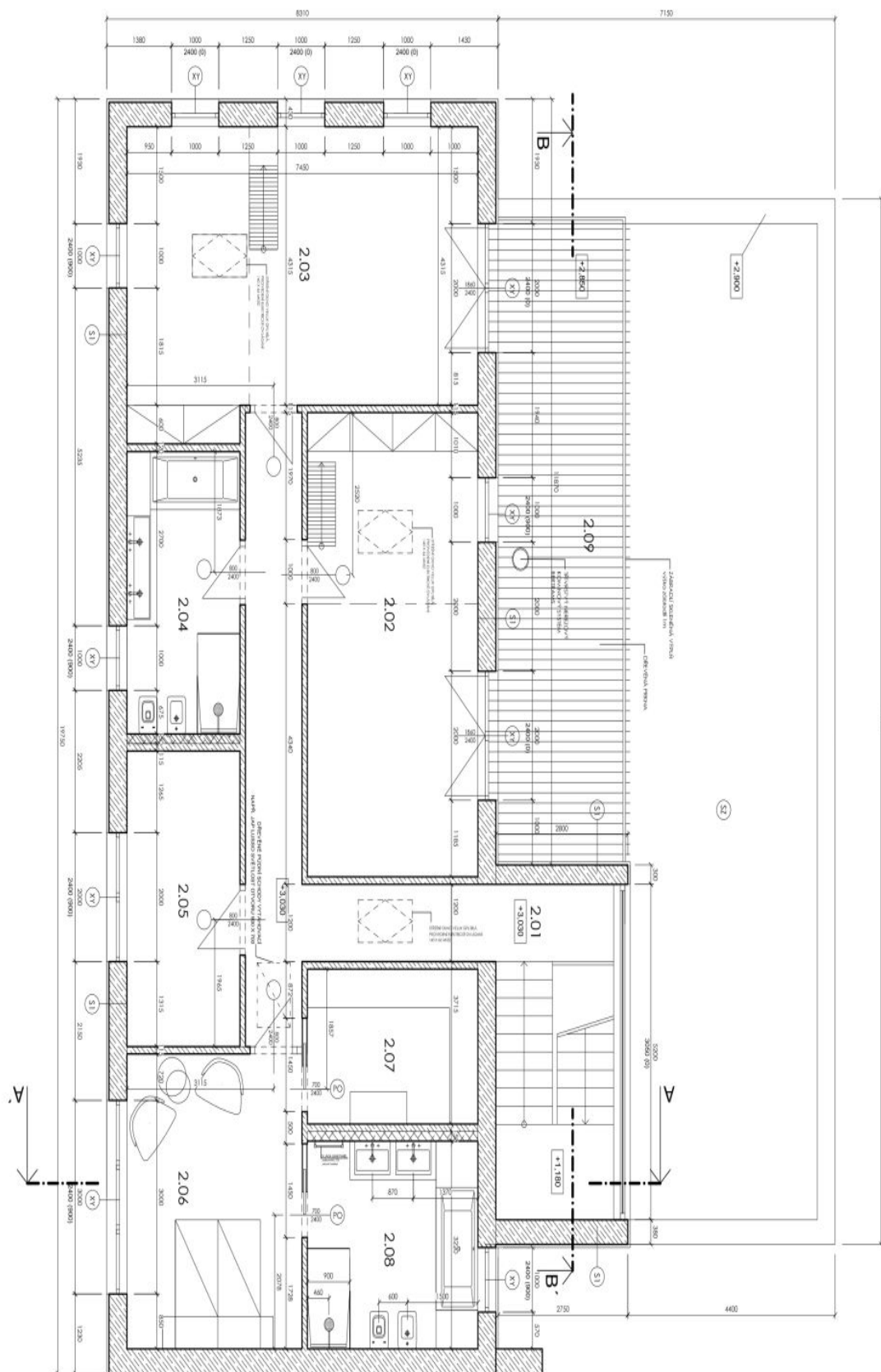




House Four-bedroom (5+kk)

€ 709 485 | CZK 17 840 000

588 m², Prague 6, Dejvice, K Dubovému mlýnu

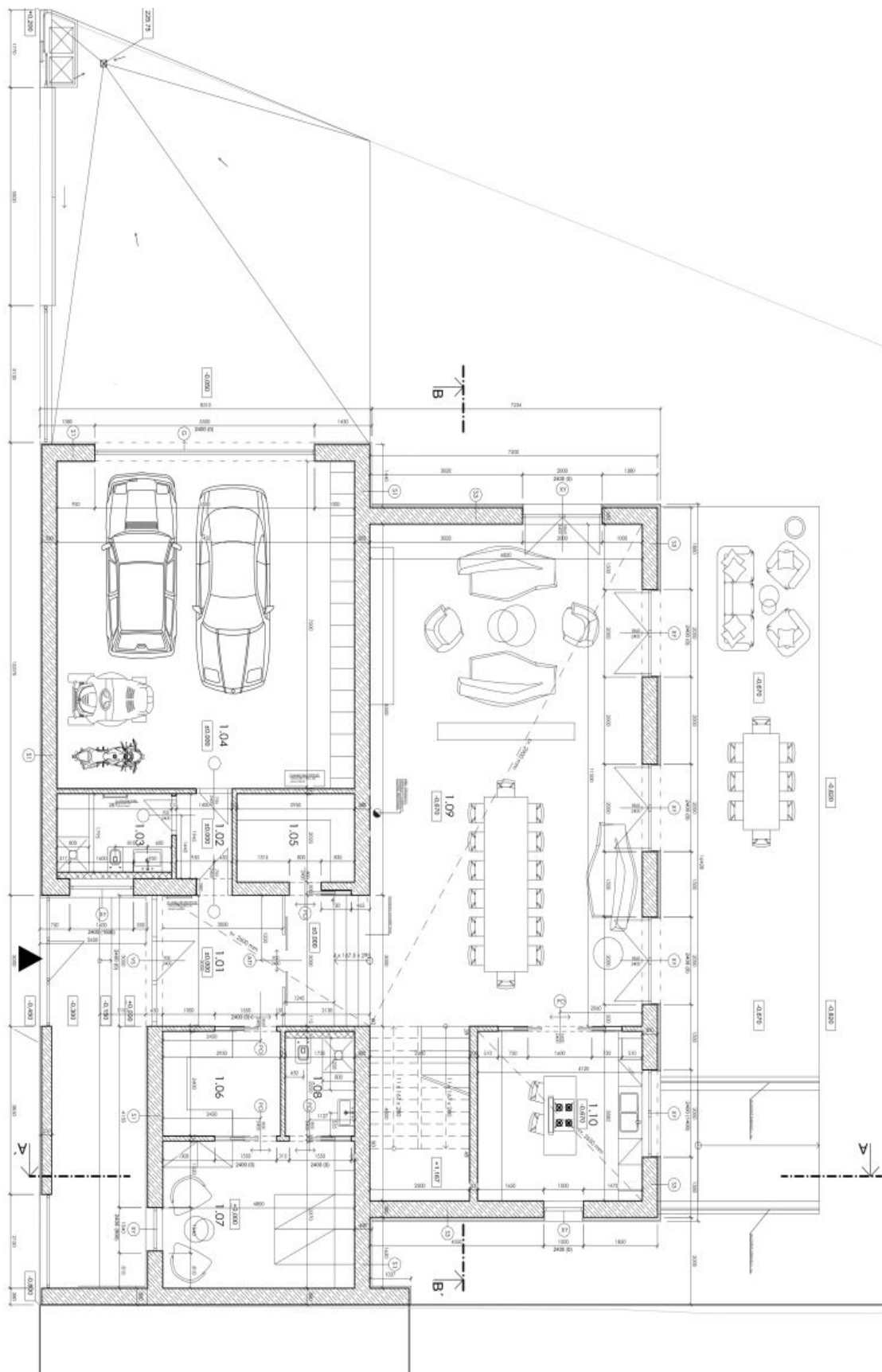




House Four-bedroom (5+kk)

€ 709 485 | CZK 17 840 000

588 m², Prague 6, Dejvice, K Dubovému mlýnu

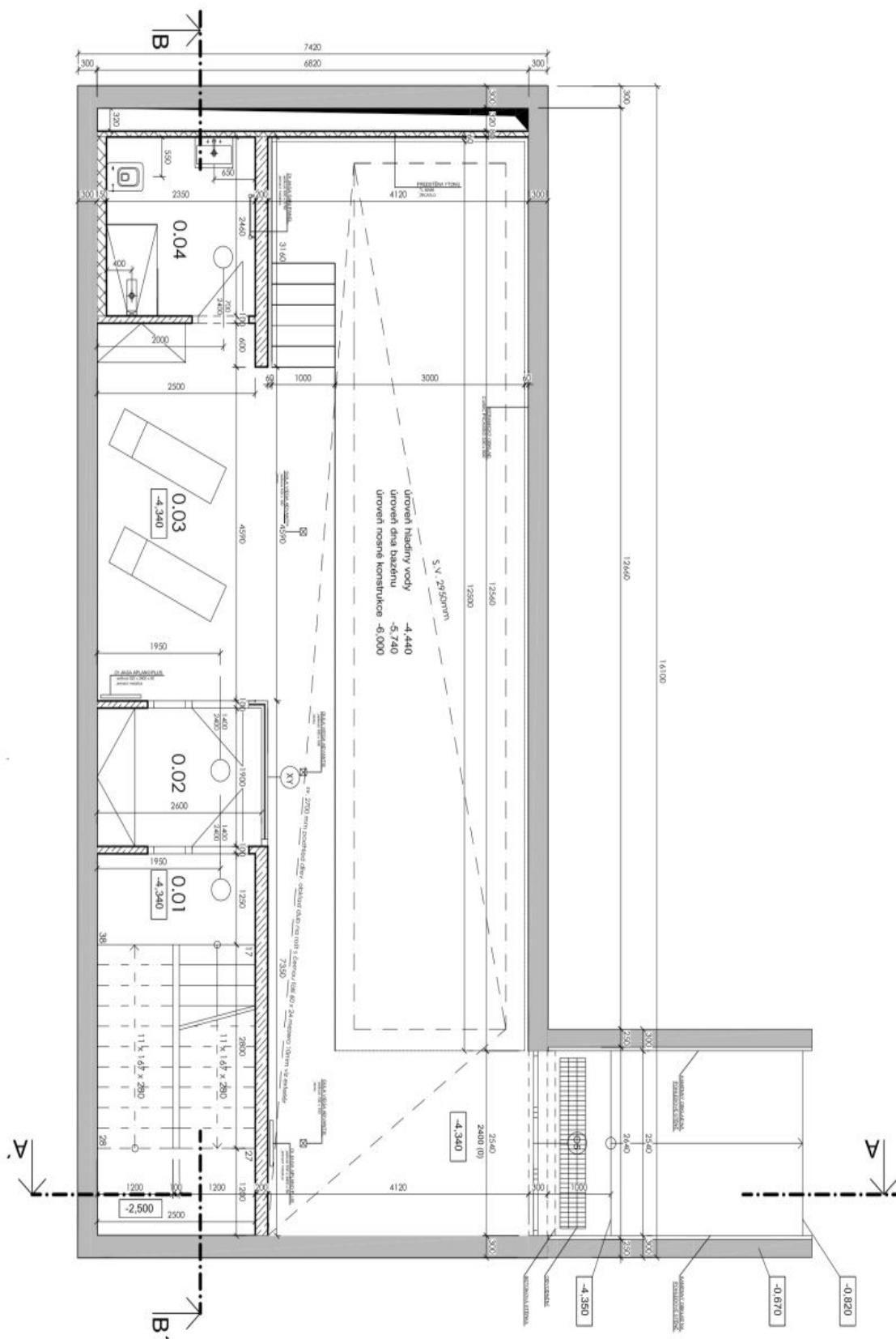




House Four-bedroom (5+kk)

€ 709 485 | CZK 17 840 000

588 m², Prague 6, Dejvice, K Dubovému mlýnu





House Four-bedroom (5+kk)

€ 709 485 | CZK 17 840 000

588 m², Prague 6, Dejvice, K Dubovému mlýnu

