



House Four-bedroom (5+1)

266 m², Prague 6, Bílá Hora

Ask for price





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Total area	266 m²
Plot	525 m²
Foot print	110 m²
Garden	415 m²
Floor area	232 m²
Terrace	34 m²
Parking	Two car garage
Garage	Yes
Cellar	Yes
PENB	G
Reference number	31373

This practically designed family home with a double garage, a sauna, plenty of storage space, and a landscaped garden is located in a quiet residential area of Prague 6, directly below a lookout point and the Bílá Hora memorial.

The entrance level consists of a living room with a dining area and an adjoining kitchen with access to the **terrace**. There is also a pantry, a foyer, a guest toilet, a closet for cleaning supplies, and a vestibule. On the 1st floor, there are 2 bedrooms, a study with a balcony, a bathroom (shower, 2 sinks), a guest toilet, and a gallery. On the 2nd floor, there is a master bedroom with a dressing room and a bathroom (shower, sink, separate toilet). The basement hold a **wine cellar**, a **sauna** with a bathroom and a rest zone, a utility room, a laundry room, and a cellar.

This villa from the 1930s was completely renovated about 20 years ago under the guidance of architect Petr Kolář and then continuously modernized. The facilities include a **fireplace** in the living room, floating floors, wooden windows with interior blinds, security equipment, a **central vacuum cleaner**, or a laundry chute. The kitchen has an induction hob and AEG, Electrolux, and Whirlpool appliances. Heating is by a Vaillant condensing gas boiler. The purchase price includes all of the equipment shown in the photos. The carefully maintained **irrigated garden** is shaded by 2 large spruces and boasts ornamental bushes and fruit trees. The double garage with an entrance directly from the street doesn't disturb the overall esthetic impression of the garden.

The location has very good connections to the center and to the airport. From the nearby public transport stop, there are direct tram links to Národní třída, Malá Strana, or Letná. The line A metro (Petřiny or Hradčanská metro stations) can easily be reached by tram or bus. A kindergarten and elementary school is a 1-minute tram ride away, and it's an easy walk to a children's and youth house. The **Hvězda Game Reserve Park** and the Řepy forest park are ideal for walks. Nearby, there are supermarkets, hobby markets, small shops, and several restaurants and cafes.

Usable area 266 m², terrace 20.9 m² and 12.6 m², built-up area 110 m², garden 415 m², plot 525 m².

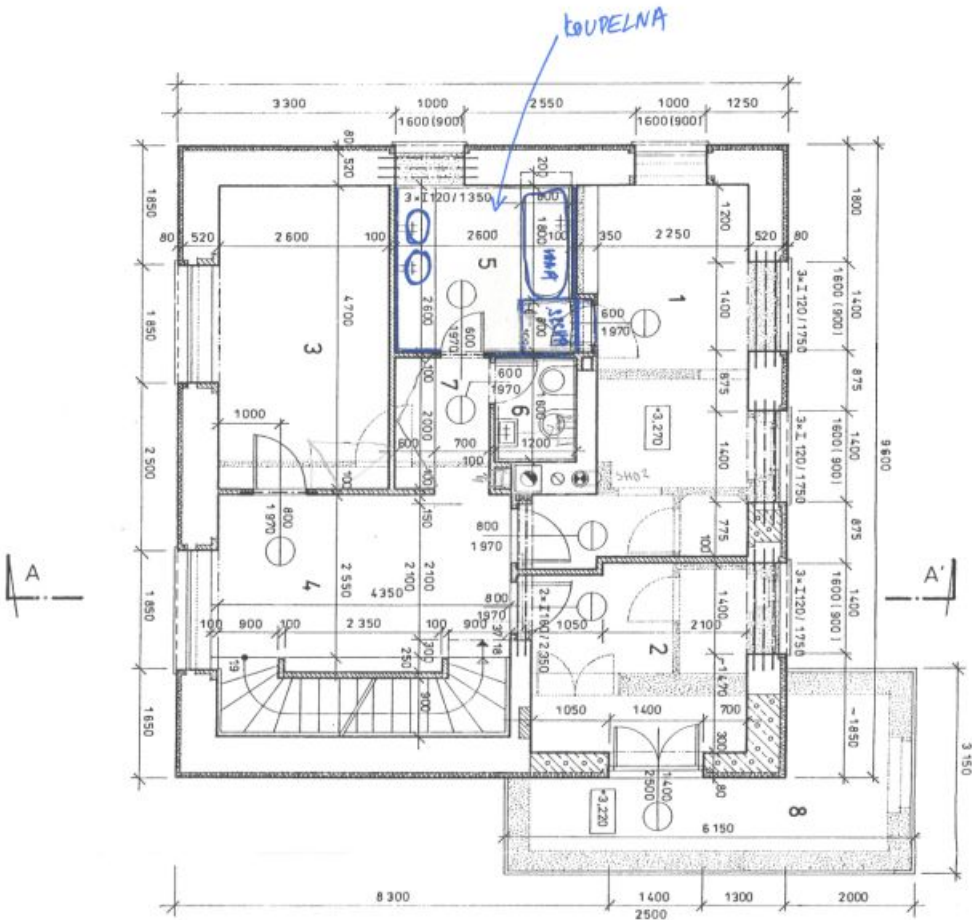
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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Legenda místností			
Ozn.	Nazev	Plocha v m²	Podlaha
1	Ložnice 1	14,1	Parkety
2	Pokoj	9,1	Parkety
3	Ložnice 2	12,3	Parkety
4	Hala	11,1	Parkety
5	Koupelna	6,8	Ker. dlažba
6	Toaletna	1,9	Ker. dlažba
7	Sátina	2,6	Parkety
8	Terasa	12,6	Dlažba

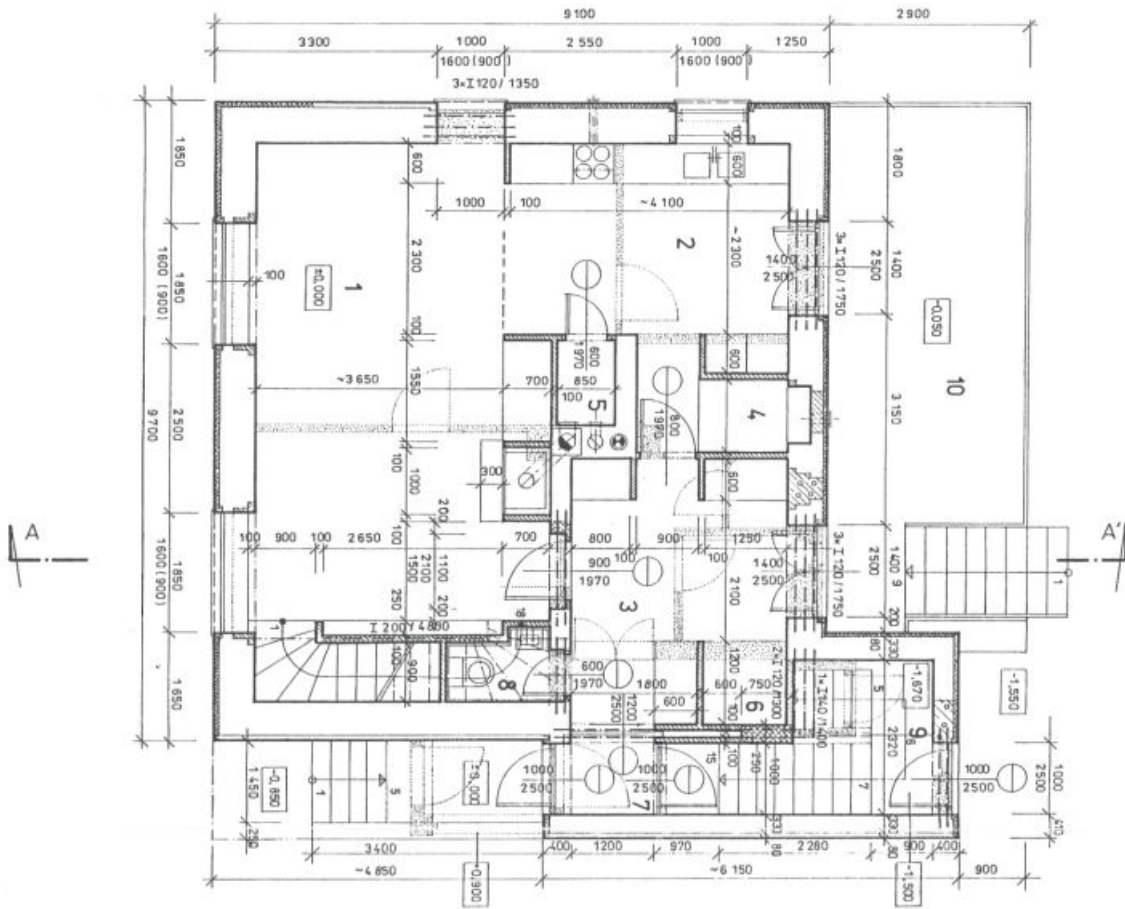
Legenda hmot			
	Stavací konstrukce		
	Výbavné konstrukce		
	Nosné zdivo Hebel nebo Porotherm		
	Zdivo z cihel plyných na MVC		
	Deleť přístky Hebel 100, 150 mm		
	Tepelné izolace		
	Izolace proti vodě		



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Legenda hmot

- Slávající konstrukce
- Vybourané konstrukce
- Nosné zdivo Hebel nebo Porotherm
- Zdivo z cihel plyných na MVC
- Dělicí příčky Hebel 100, 150 mm
- Tepelné izolace
- Izolace proti vodě

Legenda místností

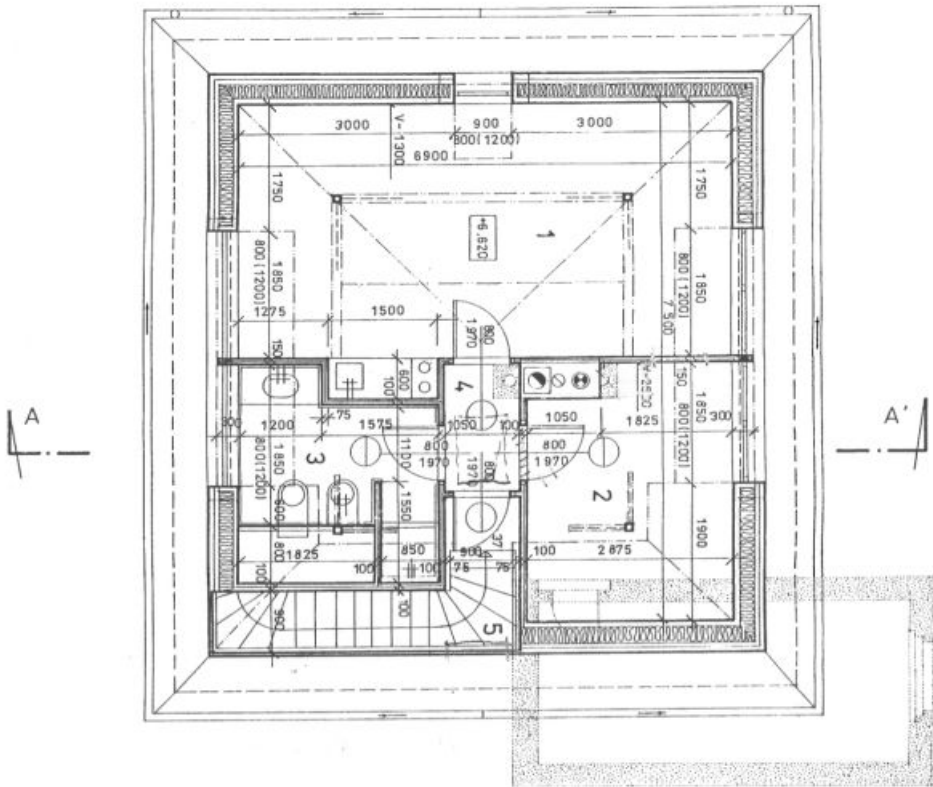
Ozn.	Název	Plocha v m²	Podlaha	Stěna
1	Obyvací pokoj	27,5	Parkety	Bílá malba
2	Kuchyň	14,7	Parkety	Bílá malba
3	Vstupní hala	10,2	Ker. dlažba	Bílá malba
4	Spíž	1,5	Ker. dlažba	Ker. obklad
5	Komora	1,1	Ker. dlažba	Bílá malba
6	Sítna	1,5	Ker. dlažba	Bílá malba
7	Zadverí	1,2	Ker. dlažba	Bílá malba
8	WC	1,4	Ker. dlažba	Ker. obklad
9	Schodiště	-	Ker. dlažba	Bílá malba
10	Terasa	20,9	Ker. dlažba	-



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Legenda místností

Ozn.	Název	Plocha v m ²	Podlaha	Stěna
1	Obývací pokoj	25,7	Parkety	Bílá malba
2	Ložnice	10,3	Parkety	Bílá malba
3	Koupelna + WC	6,5	Ker. dlažba	Ker. obklad
4	Chodba	2,0	Parkety	Bílá malba
5	Schodiště	-	Dřev. obklad	Bílá malba

Legenda hmot

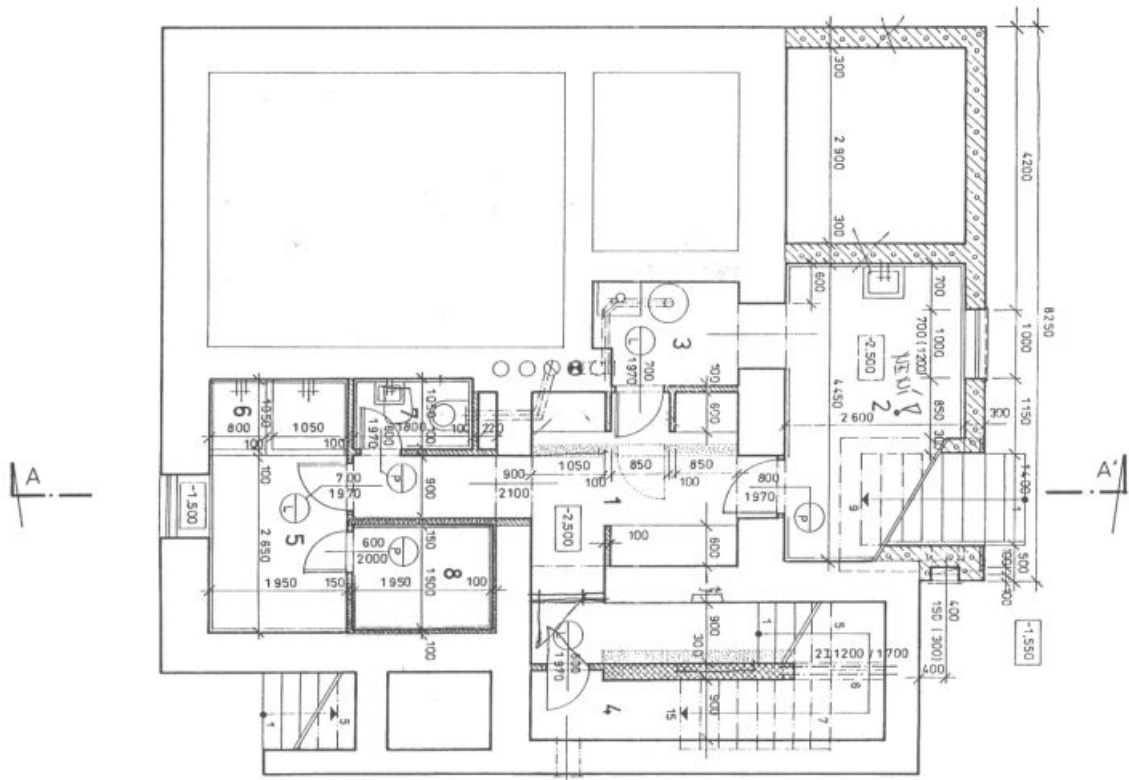
- Stávající konstrukce
- Vybourané konstrukce
- Nosné zdivo Hlebel nebo Porotherm
- Zdivo z cihel plných na MVC
- Dělicí příčky Hlebel 100, 150 mm
- Konstrukce z betonu B20 prostého
- Železobetonové konstrukce
- Sádkartonové příčky
- Tepelné izolace
- Izolace proti vodě



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- Legenda hmot**
- Stavbyjei konstrukce
 - Vybourane konstrukce
 - Nosne zdivo Hebel nebo Porotherm
 - Zdivo z cihel plynch na MVC
 - Delici plicky Hebel 100, 150 mm
 - Tepelne izolace
 - Izolace proti vode



Ozn.	Nazev	Plocha v m²	Podlaha	Stena
1	Hala	11,5	Ker dlazba	Bila malba
2	Pradelna	11,6	Ker dlazba	Ker obklad
3	Kotelna	4,1	Ker dlazba	Bila malba
4	Stiadi	4,5	Ker dlazba	Bila malba
5	Odpozivarna	5,2	Ker dlazba	Ker obklad
6	Spreha	2,2	Ker dlazba	Ker obklad
7	WC	1,9	Ker dlazba	Ker obklad
8	Sauna	3,0	Ker dlazba	Drev obklad

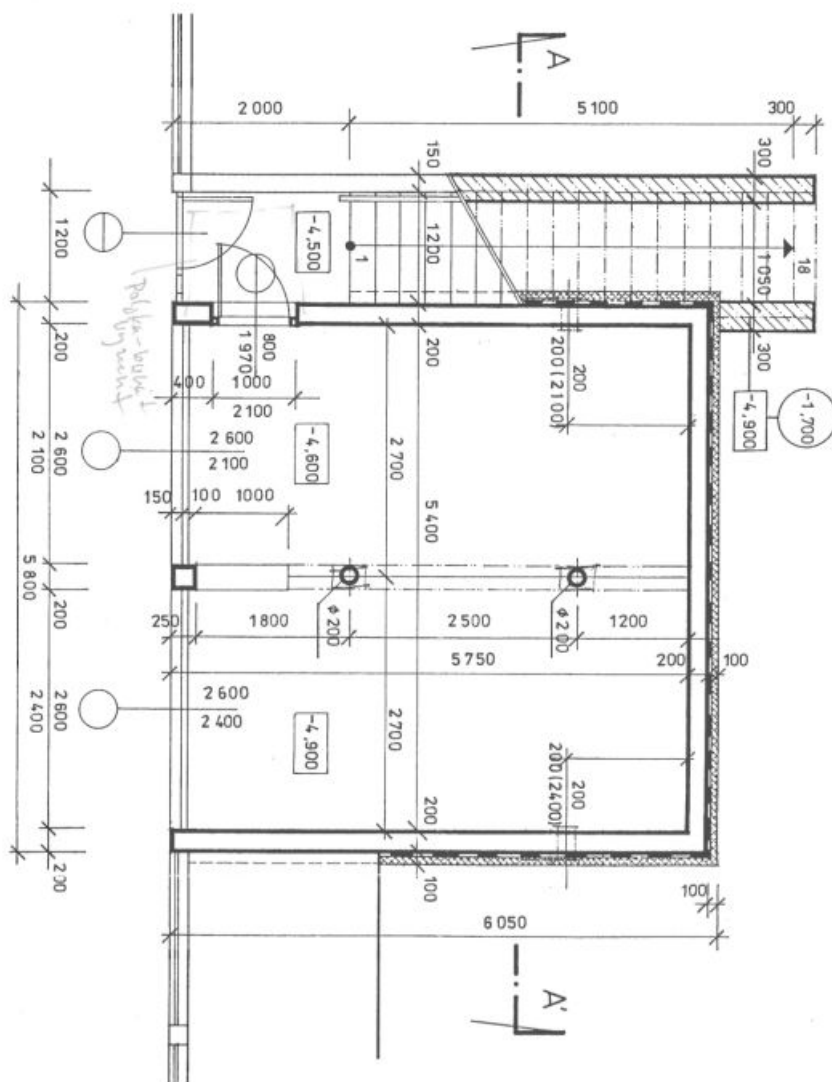
Legenda mistnosti



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Legenda hmot

	Stavající konstrukce
	Vybourané konstrukce
	Nosné zdivo Htibel nebo Porotherm
	Zdivo z cihel plných na MVC
	Dělicí přčky Tiebel 100, 150 mm
	Konstrukce z betonu B20 prostého a slabé vyzruženého
	Železobetonové konstrukce