



House Two-bedroom (3+1)

154 m², Příbram, Milešov, Orlická přehrada

€ 1 015 847 | CZK 25 000 000





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Total area	154 m ²
Plot	1 000 m ²
Floor area	134 m ²
Terrace	20 m ²
Parking	Garage and 1 boat slip
Garage	Yes
Cellar	-
PENB	C
Reference number	41044

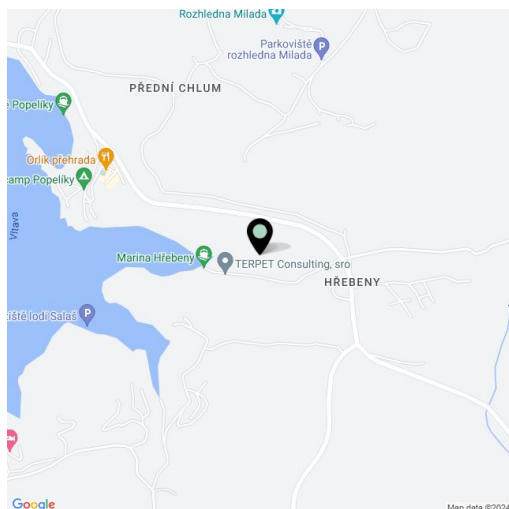
This modern, unpretentious, and yet distinctive house is being built in the premium Přístav boutique complex with a private pier. 14 detached houses situated along a hillside on the banks of the Orlík Dam were designed by a renowned American architect who focuses on sustainability and the environment. This absolutely quiet place surrounded by deep forests is less than an hour's drive from Prague.

On the upper (entrance) level, there is a guest room, a bathroom with a toilet, and an entrance hall with a staircase. On the lower floor at the garden level, there is a large eat-in kitchen with an adjoining living room, a **garden terrace**, a bedroom, a dressing room, and a bathroom.

The southwest-facing house, partly set into the slope, will impress you with its **design**, which was created by the **famous American architect James Cutler**, who designed Bill Gates' residence, among other projects. The raw concrete ceilings will contrast with the **Douglas fir hardwood floors**, and the large floor-to-ceiling windows will offer views of the beautiful landscape year-round. **Larch framed windows** can be completely shaded by wooden shutters, which let in soft daylight even when fully drawn. The **environmentally friendly house** comes with a **garage** and **1 boat slip at a private pier**.

The boutique complex is being created in a unique location on the banks of the largest dam on the Vltava cascade, surrounded by the **practically untouched nature** on the border of the Central Bohemian and South Bohemian regions. The presence of the sea eagle, the largest Czech predator in the skies, is a sign of the good quality of the local environment. In the summer months, you can go sailing, surfing, swimming, and fishing, and in winter skating on a huge part of the frozen reservoir with beautiful views. The drive from **Prague takes less than an hour** and the driving time will be even shorter after the completion of the D3 highway, which will save time while also circumventing this unique location.

Usable area 153.92 m²: interior 115.33 m², terraces approx. 20 m² (will be added to the floor plans), garage 18.59 m², plot 1,000 m².

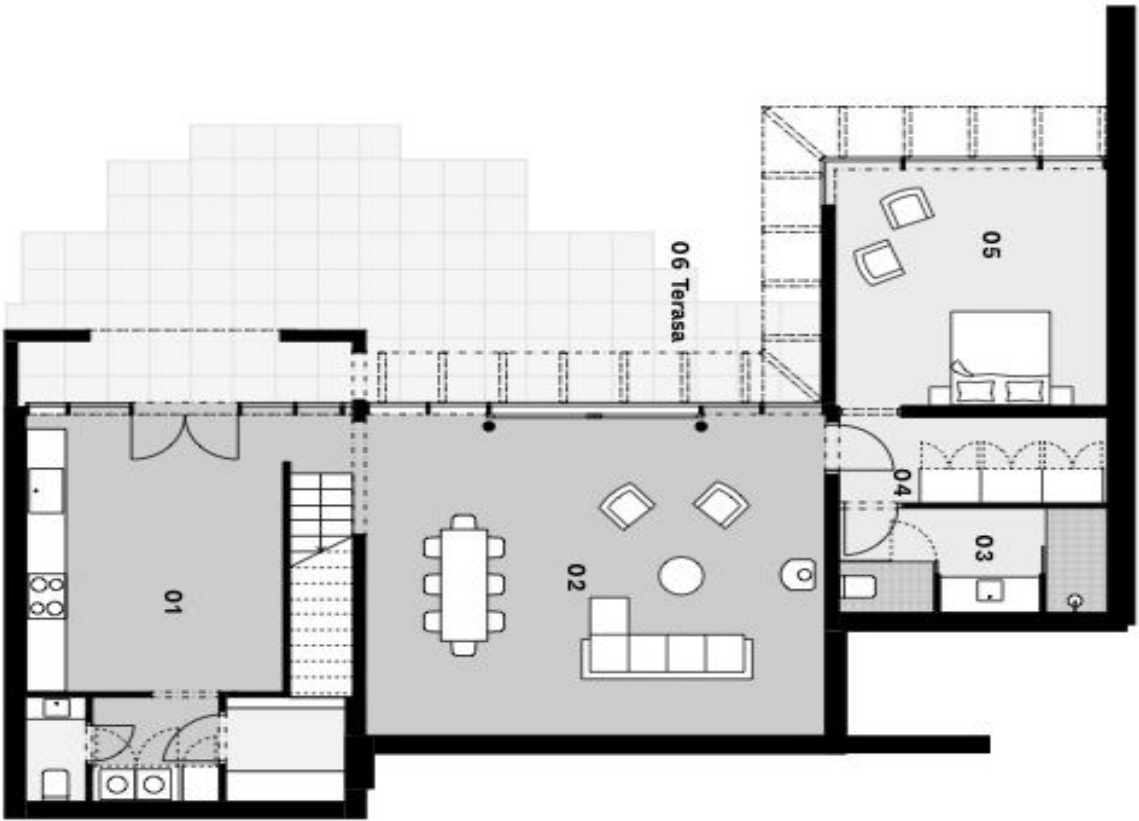




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Na Perštýně 2, 110 00, Praha 1
+420 257 328 281, +420 724 661 238



* Developer si vyhrazuje právo na změny. Všechny materiály a informace jsou pouze
orientační. Součástí jsou ceny a podmínky nemovitosti. Celková plocha zahrnuje
všechny plochy přilehlé a vnitřní plochy vln do vlnění náhonu (388/2003) Bn.

PŘÍSTAV

DŮM TYPU B I. NP

01	Kuchyň/zázemí vč. schod.	31,53 m²
02	Obývací pokoj	38,22 m²
03	Koupelna + WC	6,93 m²
04	Šatna	5,88 m²
05	Ložnice	16,58 m²

CELKOVÁ PLOCHA I. NP 99,14 m²

06 Terasa

CELKOVÁ PLOCHA 133,92 m²

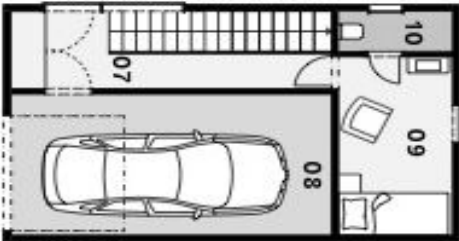
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PŘÍSTAV

DŮM TYPU B		II. NP
07	Vstup + Chodba	6,27 m²
08	Garáž	18,59 m²
09	Pokoje pro hosty	8,09 m²
10	Koupelna + WC	1,83 m²
CELKOVÁ PLOCHA II. NP		34,78 m²
CELKOVÁ PLOCHA		133,92 m²

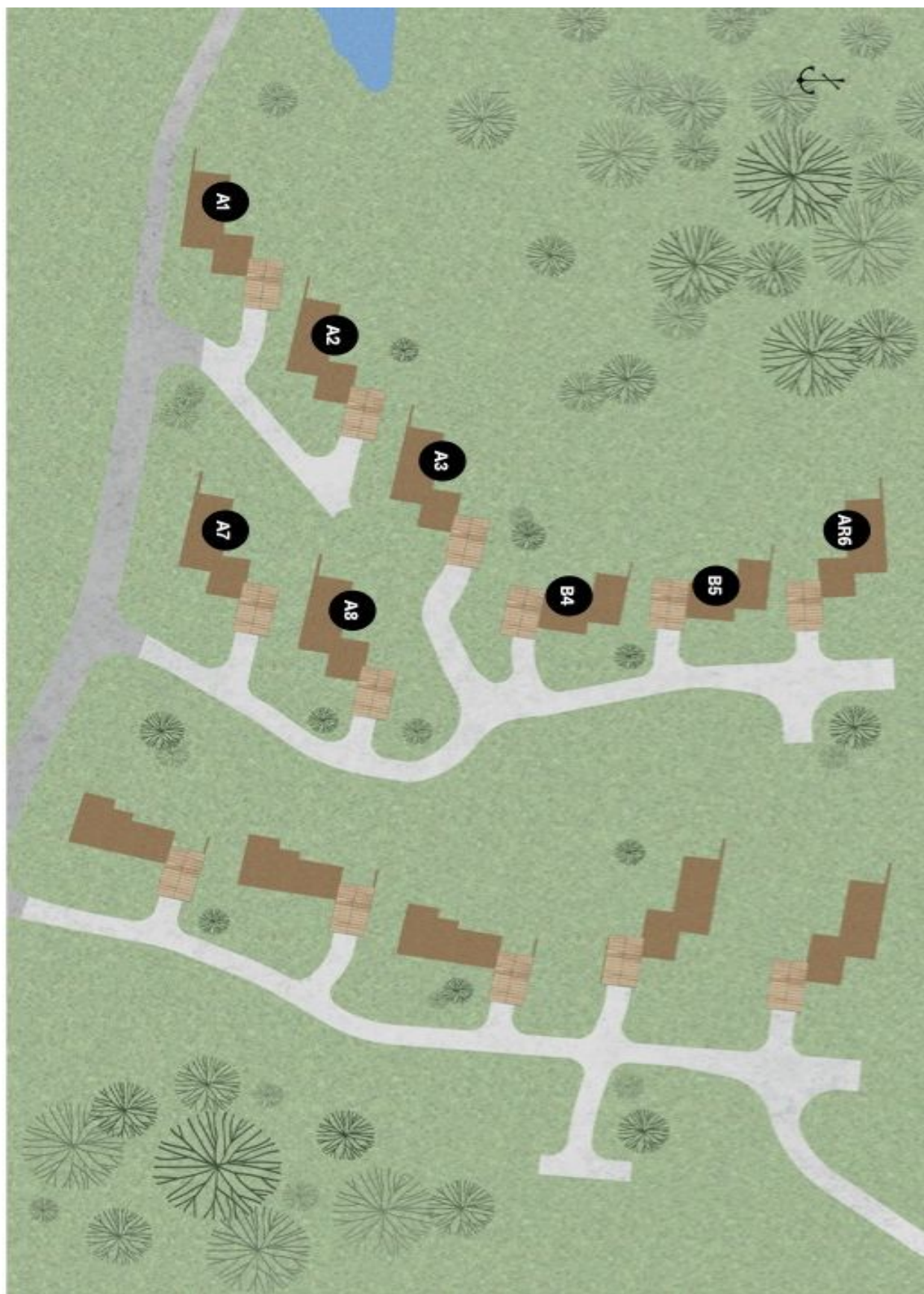


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