



## House Six bedroom

367 m<sup>2</sup>, Land 1 201 m<sup>2</sup> Praha 6, K Šubrtce

Price upon request



Layout  
**Six bedroom**

Area  
**367 m<sup>2</sup>**

Land  
**818 m<sup>2</sup>**

Balcony  
**6 m<sup>2</sup>**

Parking  
**5x garage**

We are pleased to offer a family house with a 7+1 layout, located in the sought-after Prague 6 – Nebušice area, within the prestigious residential complex Malá Šárka. This unique home is situated near the largest international school in the Czech Republic and offers exceptional privacy due to its location, a private maintained garden and a private driveway.

Vila K Šubrtce symbolizes prestigious living and offers 367 m<sup>2</sup> of usable space. The beautiful garden with a terrace facing southwest, and a sea-water swimming pool with a whirlpool at the entrance part of the villa evoke feelings of summer vacation days. The property presents an ideal option for private residency as well as an attractive investment with long-term rental potential.

The spacious living room with a rectangular shape is directly connected to the terrace and garden. The modern kitchen equipped with a bar counter is accessible from the maintained garden (818 m<sup>2</sup>) and from the living room. On the ground floor, there is also an elegant dining area, an entrance hall, and a guest room with an en-suite bathroom and a separate toilet.

The upper floor features a hallway and a master bedroom, which offers a

<b>Built-up area</b>	145 m <sup>2</sup>
<b>Floor area</b>	367 m <sup>2</sup>
<b>Land</b>	818 m <sup>2</sup>
<b>Balcony</b>	6 m <sup>2</sup>
<b>Parking</b>	5x garage
<b>Building energy rating</b>	C

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designer bathroom with a bathtub and shower, a large walk-in closet, and a balcony overlooking the greenery. This part of the house also includes three bright bedrooms and a large bathroom, with all bedrooms offering views of the surrounding nature.

The residential basement is another welcome feature from a practical point of view. It includes a living room, a bedroom with an en-suite bathroom, a hallway and the technical facilities of the house. The large basement offers numerous possibilities for use, whether as a fitness room, wellness area, children's playroom, study, home cinema, or additional sleeping accommodations for guests.

One of the undeniable advantages is a separate garage for 2 vehicles (including large SUVs) and several parking spaces on the property in front of the house. There is an opportunity to convert the garage into a guest house or home office. The warmth of the home is provided by an independent gas boiler.

Service charges amount to 10,000 CZK/month plus electricity, gas, and internet.

Sought-after address. Natural reserves Malá and Velká Šárka and the International school ISP are within reach, with international schools Riverside and Parklane nearby. Bořislavka metro station is a 6-minutes drive away. Excellent accessibility to the city center. This unique house combines comfort, privacy and peaceful living in one of the most desirable locations in Prague.

## VÁŠ MAKLÉR



**Petra Harrison**

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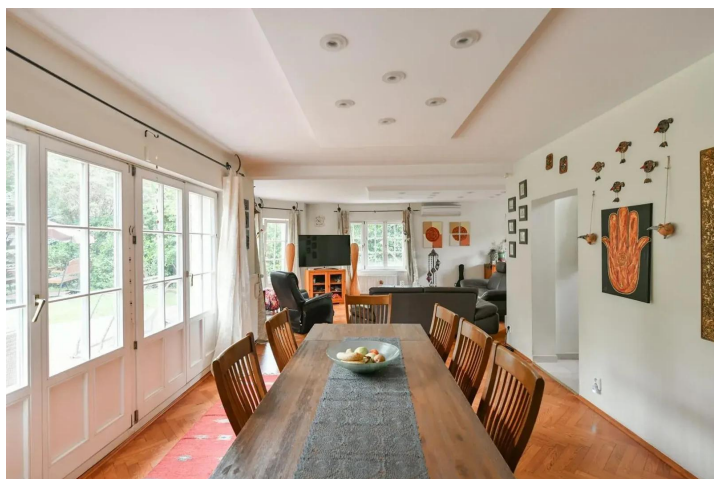
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