



House Four bedroom

459 m², Land 1 067 m² Praha

3 987 700 €



Layout Four bedroom	Area 459 m²	Land 892 m²	Terrace 57 m²	Balcony 12 m²	Parking 4x outside
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Luxury villa for sale in one of the most exclusive addresses, in Šárka Valley in Prague 6 – Dejvice. This unique, gated complex of private residences offers privacy and security above all.. The timeless, elegant villa with 4 bedrooms an attic for further expansion, and a basement, has a floor area of 459 m² and a garden with automatic irrigation covering an area of 892 m² with a fence made of faced masonry with wrought iron fillings.

The GROUND FLOOR is accessed via a small staircase that evokes the charm of old times. Upon entering through the main doors, a pleasant hall with a staircase and a foyer with double doors welcome you, opening into a generous living room. This representative space offers a seating area with a fireplace and a large dining area with a visually divided kitchen up to nearly 100 m². There are 2 large terraces, both accessible from several doors from the living room or from the garden, providing pleasant outdoor seating that can be chosen depending on the sunlight. The ground floor also features a guest room with its own bathroom.

The villa has a total of 4 bedrooms, 3 bathrooms with toilets, 1 separate toilet, 2 wardrobes, a sauna, a gym, a garage for two cars, storage rooms, and technical rooms. Additional parking is available on the driveway in front of the villa.

Price	3 987 700 €
Built-up area	175 m ²
Floor area	459 m ²
Land	892 m ²
Terrace	57 m ²
Balcony	12 m ²
Cellar	100 m ²
Parking	4x outside
Building energy rating	D

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The master bedroom impresses with its layout featuring a whirlpool tub directly in the bedroom, a separate wardrobe, and a luxurious bathroom with a shower, bidet, and toilet. The other two bedrooms are connected by a common wardrobe and a large bathroom. A stylish gallery with an elegant balcony offers an ideal place to enjoy morning coffee on weekends. The staircase from the first floor with bedrooms continues up to the ATTIC, which offers flexibility for creating additional rooms according to your needs.

The technical equipment of the house includes an intelligent CRESTON system, a camera system, alarm system, remote-controlled garage doors by Hormann, a fireplace in the living room with a new fireplace insert, wooden doors including frames, solid oak wooden floors, etc.

The BASEMENT is an oasis of relaxation and health, featuring a wellness area with an elegant pool (3 x 7.5 m), a steam sauna, and a spacious gym with direct access to the southern terrace. It also includes a shower and toilet for maximum comfort, a laundry room, a garden storage, a pantry, and a garage for two cars with a heated ramp.

Šárcké Valley in Prague 6 offers a luxurious and peaceful lifestyle amidst the beautiful natural reserve of Divoká Šárka, which is ideal for outdoor activities. The valley is a prestigious address due to its natural setting and excellent public transport connections to the city center. There are several top international schools, such as ISP and Riverside. The international airport is within 10 min. drive. Do not hesitate to take advantage of this extraordinary offer.

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