



724 m² Heineho, Praha 6 - Bubeneč on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz
+420 730 511 611

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|------------------------------------|-----------------------------------|-------------|----------------------------|
| Order number | N7221 | Price | on request |
| Address | Heineho, Praha 6 - Bubeneč | Type | Houses |
| Category | Family House | Usable area | 724 m² |
| Number of rooms | 5 and more rooms | Land area | 1 007 m² |
| Built up area | 282 m² | Garden area | 725 m² |
| Energy performance of the building | G - Extremely uneconomical | Device | No |
| Parking | Yes | | |

About real estate

We would like to present you a unique offer of a luxury first-republic villa situated in the most desirable residential area of Prague 6 - Bubeneč. This architecturally exceptional property combines the original First Republic charm with the latest equipment and technology. With a usable area of 724 m², the villa offers generous spaces for demanding living that will satisfy even the highest demands for a comfortable lifestyle.

The property features eight bedrooms and four bathrooms, providing ample privacy for all household members or guests. The interior is dominated by a grand entrance hall with original carved staircase, which perfectly represents the First Republic architecture and creates an impressive first impression. The expansive terrace overlooking the mature gardens provides the ultimate in privacy and tranquility in the bustling city, ideal for relaxation or al fresco social events.

The villa has undergone a meticulous renovation, during which all bathrooms and kitchens have been modernised whilst maintaining the original character of the property. The interior is equipped with premium Miele appliances, guaranteeing the highest quality and reliability. Luxurious large-format 320/160 tiles and exclusive sanitary fittings by Villeroy & Boch and Hansgrohe underline the exceptional character of the property. Maximum comfort is provided by underfloor heating in the bathrooms and kitchen. The security is guaranteed by a high-end camera and security system with the possibility of connection to the PCO. The entire property can be conveniently controlled using the modern intelligent home management system LOXONE.

The original refined atmosphere is enhanced by the carefully renovated built-in solid wood furniture, which gives the interior an authentic character. This exceptional property is an ideal choice for discerning clients looking for a representative home with historical value in a prestigious location, offering the perfect combination of comfort and total privacy.

The surrounding area of Prague - Bubeneč represents one of the most prestigious addresses in the capital. This quiet residential area, characterized by its First Republic architecture and wide, tree-lined streets, is located in close proximity to the vast Royal Stromovka preserve, which is only a 5-minute walk away. The area is particularly sought after by diplomats, senior executives and successful entrepreneurs for its excellent accessibility to the city centre, security and superior amenities. In the area you will find prestigious international schools, quality restaurants, cafes and all necessary services within walking distance. Transport accessibility is provided by the tram stop Výstaviště (7 minutes walk), metro station Hradčanská (15 minutes walk) and the nearby railway station Prague-Bubeneč. The location is distinguished by a high proportion of greenery, high quality infrastructure and offers a wide range of cultural and sports activities.