



🏠 459 m² 📄 Pod Meliškou, Praha 6 - Dejvice 🏠 99 990 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|------------------------------------|--|-------------|----------------------------|
| Order number | N7305 | Price | 99 990 000 CZK |
| Address | Pod Meliškou, Praha 6 - Dejvice | Type | Houses |
| Category | Family House | Usable area | 459 m² |
| Number of rooms | 5 and more rooms | Land area | 1 067 m² |
| Energy performance of the building | G - Extremely uneconomical | Device | Partly |
| Garage | 2 | Balcony | 9 m² |
| Terrace | 61 m² | Cellar | 4 m² |
| Swimming pool | 2 m² | Lift | No |

About real estate

We offer for sale a representative and generously designed family villa with a usable area of 459 m², situated on a plot of 1067 m². This classically elegant property is located in a quiet part of the Šárcecké údolí valley, away from the main road, in a private gated community that provides absolute privacy, security, and peace.

The ground floor of the villa includes an entrance hall, a living area with a fireplace, a dining room, and a fully equipped kitchen. From this area, there is direct access to the garden with an outdoor terrace. The ground floor also features a guest room with its own bathroom equipped with a shower and toilet.

A spiral staircase leads to the second floor, where three spacious bedrooms with their own walk-in closets are located. The master bedroom is equipped with a hydromassage bathtub and an elegant en-suite bathroom with modern features, including a shower, two sinks, a toilet, and a bidet. The two children's rooms share a bathroom with a bathtub, shower, two sinks, a toilet, and a bidet. From the spacious hallway, there is access to a balcony with a view of the surrounding greenery.

The attic space offers the possibility to create an additional three bedrooms or rooms according to the future owner's needs.

The basement is designated for a wellness zone with an indoor pool, gym, steam sauna, and shower, and offers direct access to the south terrace and garden. In the right part of the basement, there is a double garage with a heated ramp, a laundry room, technical facilities, and storage spaces.

The villa is equipped with American walnut wooden floors and wooden windows with insulating double glazing, ensuring high energy efficiency. The plastered fabric elements with LED lighting add a modern look and pleasant atmosphere to the interior. Underfloor heating is installed in the bathrooms for maximum comfort.

The CRESTRON smart home system allows convenient control of heating, lighting, and outdoor blinds. The security system includes surveillance cameras and an alarm system connected to the JABLOTRON security service. For easy maintenance, the house is equipped with a central vacuum system. The kitchen is equipped with top-of-the-line MIELE appliances, and the garden is automatically irrigated, ensuring its perfect appearance year-round.

Šárcecké údolí is a sought-after location offering a unique combination of nature, privacy, and excellent access to the city center and Václav Havel Airport. In the vicinity, you will find prestigious international schools (International School of Prague, Riverside School) and a wide range of leisure activities, including cycling paths, hiking trails, and the Divoká Šárka nature reserve.

The villa is ideal for families with children and those seeking exceptional comfort and a connection with nature, all while being close to urban life. Let yourself be captivated by this unique property.