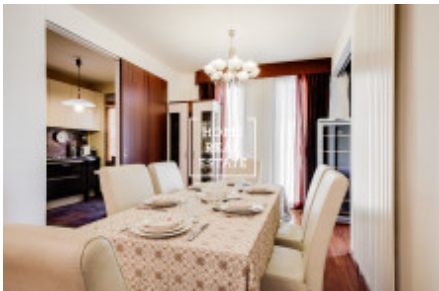


HOME  
REAL  
ESTATE

## Sale flat atypical, 196 m<sup>2</sup> - Pod Kaštany, Praha 6



“Home Real Estate” offers to buy a luxury 5-bedroom flat with the full area of 196 m in the most secure and private residential complex Villa Bianca in a diplomatic part of Prague 6 – Bubeneč.

Villa Bianca’s private complex consists of a distinctive triangular formation of six new buildings from 2002, grouped around a modernist villa designed by architect Jan Kotera in 1910-1911. Altogether there are 83 apartments in the whole complex built by the supplier PSJ Holding a.s.

Jan Kotěra was an architect of international importance and a leading figure of the modern Czech architecture. He implemented such projects as the Faculty of Law in Prague or the Baťa Villa in Zlín. The fully furnished apartment is situated on the 2nd floor of a new building with lift. The floor layout features a spacious living room with dining zone, separate kitchen, 5 rooms: 2 bedrooms (one with private bathroom and toilet), children’s room, parlor, guest room or space for fitness, separate guest toilet, additional bathroom, storage room, laundry and entrance hall. The apartment has two parking spaces in the underground garage and a large cellar.

This stylish apartment is made in high standards using quality materials: solid wood parquet floors, black marble bathroom fittings, white porcelain sanitary facilities and chrome fittings, mahogany windows with high thermal and noise protection, entrance doors from solid wood with mahogany finish and safety technology, mahogany interior doors too. The practical layout and unique sliding doors provide the possibility to adapt the space to the requirements of the future owner.

Villa Bianca provides comfortable living with 24/7 security service, peace and privacy, close to Stromovka Park. The residence of the Croatian Embassy is located next to the apartment buildings, directly in the enclosed area of the complex.

The Riverside International School (Early Years School) for 3 to 5 year olds or Junior High School for 11 to 14 year olds and Senior High School for Students to 18 years are also situated nearby the complex, right near the Hradčanská metro station. International School of Prague is a 12-minute drive away.

The entire residential private area is surrounded by a large English park, which provides its residents enough space to relax. There is also an intimate Japanese stone garden with a pond. There are access roads to the individual houses through the park, as well as roads leading to the entrance to the two underground garages.

Hradčanská metro is just 800 m away

the full area is 202,87 m<sup>2</sup>

possibility to adapt the space according to the new owner requirements

massive wooden floor from tropical wood

cellar and 2x parking places

private park near the residence

nonstop security services

CCTV

Famous parks Stromovka and Letná with the view of Prague are situated nearby.

Great transport accessibility: tram stations are within walking distance from the residence, the nearest metro station Hradčanská is just 800 m away.

Price: 22.500.000 CZK including real estate agency fee

Energy Performance of Building certificate is currently not available, so the property is marked as the G class.

To get more information about this property or to arrange a viewing, please contact us or fill in the form below, we will be glad to help you!

ID	<a href="#">31769</a>	Offer	Sale
Group	Atypical	Furnished	Furnished
Location	Pod kaštany 82/20, 160 00 Praha 6- Bubeneč, Česko	Ownership	Personal
Usable area	196 m <sup>2</sup>	City	<a href="#">Prague</a>
District	<a href="#">Praha 6</a>	City district	<a href="#">Bubeneč</a>
Status	Realized		