



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	E - 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 1,067 m², located in one of the most prestigious neighborhoods in Prague 6, in the quiet part of Šárcké Valley, away from the main road, in a gated private estate protected by a gate and surrounded by greenery. The villa offers complete privacy, peace, and security. The vibrant city is just a few minutes' drive away. This is a highly attractive property for embassies and international clients. When rented, it generates a minimum monthly income of CZK 180,000. Whether for private residence or as a premium investment, it is one of the most interesting properties in Prague.

On the ground floor of the villa, there is 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 includes 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 walk-in closets are located. The master bedroom features a whirlpool bathtub and an elegant en-suite bathroom with modern fittings, including a shower, double sinks, toilet, and bidet. Two children's rooms share a bathroom with a bathtub, shower, double sinks, toilet, and bidet. From the spacious hallway, there is access to a balcony overlooking the surrounding greenery.

The attic space offers the possibility of creating three additional bedrooms or rooms according to your needs.

The basement is designed as a wellness zone with an indoor swimming pool, gym, steam sauna, and shower, and has direct access to the south terrace and garden. On the right side of the basement is a double garage with a heated ramp, 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. Plaster coves with LED lighting give the interior a modern look and pleasant atmosphere. The bathrooms have underfloor heating for maximum comfort.

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

Šárcké Valley is a sought-after location offering a unique combination of nature, privacy, and excellent accessibility to the city center and Václav Havel Airport. Nearby, you will find prestigious international schools (International School of Prague, Riverside School), 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 for those seeking exceptional comfort and a connection to nature close to urban life. Let yourself be enchanted by this unique residence.