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Order number	N7821	Price	on request
Address	Růžová, Průhonice, Praha- západ, Central Bohemia	Туре	Houses
Category	Family House	Usable area	382 m²
Number of rooms	5 and more rooms	Land area	2 285 m²
Energy performance of the building	G - Extremely uneconomical	Garage	Yes
Terrace	Yes	Swimming pool	Yes

About real estate

We are offering for sale an exclusive family villa in one of the most prestigious residential locations – Průhonice near Prague. This elegant villa with a usable area of 382 m² is situated in a quiet part of the village, just a few steps from the famous Průhonice Park. The timeless architecture, created under the supervision of a renowned designer, combines top-quality materials, precise craftsmanship, and a harmonious interior based on fine woods, natural stone, and marble.

The entrance area consists of a spacious hall with storage space and sliding glass doors, which flows seamlessly into the open living area. The dominant feature is the premium SieMatic kitchen with Miele appliances, adjoining dining room with a solid Wedge table, and a spacious living room with a modern fireplace. The entire space is illuminated by large French windows, which also connect the interior with the garden and give the rooms an exceptional airiness. The atmosphere is enhanced by handmade, custom-made crystal chandeliers.

On the first floor, there are two spacious bedrooms, each with its own dressing room, as well as two luxurious bathrooms equipped with Gessi sanitary ware, a freestanding bathtub, and a walk-in shower. There is also a study and two terraces, which provide space for relaxation and private work. The house is equipped with a smart home system, air conditioning, underfloor heating, and electronically controlled outdoor blinds and interior curtains. For maximum comfort, a study for the installation of an elevator has been prepared. Security is ensured by an extensive camera system around the perimeter of the house and a security device connected directly to the police. The property also includes a garage for two cars.

The 2,285 m² plot features a private wellness area with an 8-meter heated pool, Finnish sauna, summer kitchen, and stylish relaxation room with a moss wall and fireplace, offering the perfect setting for relaxation and social gatherings.

Průhonice is one of the most sought-after municipalities in the Prague area thanks to its excellent transport accessibility – it is only 6 km to the city center via the D1 motorway (EXIT 6) or 15 minutes by bus to the metro station on line C. The location is sought after by the most demanding clientele for its complete civic amenities, quality restaurants and cafes, school, kindergarten, health services, and leisure activities. The dominant feature is the historic Průhonice Castle with its castle park, which offers a unique environment for sports and relaxation. In addition, the nearby town of Čestlice has an extensive commercial zone with a wide range of shopping and entertainment options.

