



350 m²

Kamýk nad Vltavou, Příbram, Central Bohemia

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Romana Čermáková

EXTERNAL SALES SPECIALIST

romana.cermakova@luxent.cz

+420 770 181 181

Order number	N7840	Price	on request
Address	Kamýk nad Vltavou, Příbram, Central Bohemia	Type	Houses
Category	Family House	Usable area	350 m ²
Number of rooms	5 and more rooms	Land area	4 500 m ²
Energy performance of the building	G - Extremely uneconomical	Parking	Yes
Garage	Yes	Terrace	Yes

About real estate

We offer for sale an exceptional building plot with a detailed project for the construction of a modern single-story villa with a usable area of 350 m². The sale includes the implementation of the architectural design by the de.fakto studio, with completion by the end of 2027 in a shell and core state. At the same time, there is the option of ordering an interior design, garden design, author's supervision, and complete implementation of the entire construction. The 4,500 m² plot is situated on an eastern slope with a panoramic view of the Kamýk nad Vltavou reservoir. The location offers direct access to an approximately 100-meter-long coastal strip with access to the water, creating a completely unique environment for living and recreation.

The land has a valid building permit and the construction has already been administratively initiated. An electricity connection has been installed on site and initial landscaping has been carried out, including preparation for the entrance gate. Construction can therefore begin immediately, without any additional permits or delays. Based on negotiations with Povodí Vltavy, it may also be possible to obtain approval for the construction of a private pier, which further enhances the attractiveness of this project.

The villa is designed as an elegant, single-story residence with an emphasis on open views, a functional layout, and a harmonious connection to the surrounding landscape. It offers a generous living space with a kitchen and dining room facing the water, four bedrooms, two bathrooms, a separate toilet, and a private sauna. The total area of covered and open terraces is 450 m², naturally extending the living space to the exterior.

The residence is designed as a modern low-energy building with a green roof and sensitive integration into the terrain. The architectural design works with distinctive roof overhangs that maximize views of the river and the wooded slopes opposite, provide a high degree of privacy, and ensure natural shading during the summer months. The design includes a spacious double garage with capacity for a motorhome. The project also allows for the addition of an outdoor swimming pool – its location has already been architecturally prepared.

The technical design of the building is based on the latest standards for comfortable and energy-efficient living. It includes an air-to-water heat pump (approved), capillary heating and cooling integrated into artistic elements and ceiling structures, as well as underfloor heating and cooling throughout the building. This system ensures stable thermal comfort throughout the year.

The project was designed by the de.fakto studio, known for its minimalist and timeless approach, precise work with natural materials, and emphasis on clean, functional details. Their work is characterized by a harmonious combination of architecture and nature, open views, simplicity, thoughtful proportions, and unobtrusive, natural luxury. The studio also ensures the complete implementation of the project, which allows it to maintain a high standard of execution and the uniform architectural logic of the entire work. The project design is part of the Unique 5 architectural concept, which is a selection of the five best properties currently available on the market.

Kamýk nad Vltavou is one of the most picturesque parts of the central Vltava River region. It offers peace and quiet, unspoiled nature, minimal development, and a wide range of recreational opportunities, including swimming, paddleboarding, yachting, fishing, and cycling. The nearby villages of Žebrákov and Zduchovice offer basic amenities. Prague is easily accessible, with the journey taking approximately 45 minutes. It is an ideal place for those looking for exceptional living or a prestigious recreational residence in close contact with nature and water.