



672 m² Na Homolce, Praha 5 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7771	Price	on request
Address	Na Homolce, Praha 5	Type	Houses
Category	Villa	Usable area	672 m²
Number of rooms	5 and more rooms	Land area	622 m²
Energy performance of the building	G - Extremely uneconomical	Device	Yes
Parking	4	Garage	3
Balcony	Yes	Terrace	Yes
Cellar	Yes	Swimming pool	3 m²

About real estate

In the sought-after and quiet residential district of Prague 5 - Motol, part of Homolka, we are offering for sale a modern villa with a layout of 6+kt and a separate residential unit of 3+kt, set on a sloping plot of 972 sqm.

This three-story new building with a usable area of 671 sqm represents a combination of top-notch architecture, high-quality materials, and state-of-the-art technologies. Airy interiors, extensive glass surfaces, and clean lines emphasize the overall feeling of lightness and open space, while every detail of the house has been thought out with an emphasis on functionality, comfort, and aesthetics.

The villa has one underground floor and two above-ground floors. The first underground floor features an entrance hall with storage space, a three-car garage, a room with technical facilities for the house, a wellness area with an 8-meter swimming pool, a Finnish and infrared sauna with a salt panel, a bathroom, and a fitness room. This floor also provides access to a separate 3+kk apartment located on the first above-ground floor. The apartment has a south-facing terrace and can be used independently of the villa. The first above-ground floor features a generous social area - a spacious living room with a dining room and a kitchen equipped with modern appliances and a separate pantry. From here, there is direct access to the terrace and further to the rear of the garden, which ensures complete privacy thanks to the mature trees and shrubs of the adjacent properties. On this floor, there is also a spacious room with a terrace that can be used as a study or playroom.

The second floor is designed as a relaxation zone. The master bedroom offers a unique atmosphere thanks to a freestanding bathtub, original stone inlay with a space motif, and an adjoining en-suite bathroom. The bedroom also has direct access to a private terrace facing the garden. There is also a second bedroom with a terrace and en-suite bathroom, and another room that can be used as a dressing room or study, with an adjoining small room with a kitchenette. The house is equipped with custom-made furniture, air conditioning in all living areas, outdoor blinds, heat recovery in the bedrooms, two heat pumps, and solar panels on the roof, which significantly reduce operating costs.

Thanks to its careful design, above-standard technical facilities, and unique location, this villa represents a harmonious combination of modern living, private wellness, and nature with excellent access to the city center.