



🏠 726 m² 📄 Heineho, Praha 6 - Bubeneč 🗳 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7965	Price	on request
Address	Heineho, Praha 6 - Bubeneč	Type	Houses
Category	Villa	Usable area	726 m²
Number of rooms	5 and more rooms	Land area	945 m²
Built up area	282 m²	Garden area	663 m²
Parking	Yes	Balcony	6 m²
Terrace	33 m²	Cellar	Yes
Year of construction	1914		

About real estate

In one of Prague's most sought-after residential areas, in the diplomatic quarter of Bubeneč, we offer for sale a magnificent First Republic villa boasting a history dating back to 1914–1920. This property is an ideal choice for the most discerning clients seeking a unique combination of historical charm, complete privacy, and the modern comfort of the 21st century. The villa, with a total usable area of 726 m² set on a 945 m² plot, has undergone a sensitive renovation of its main living floors, with maximum emphasis placed on preserving authentic features and first-class craftsmanship.

The ground floor interior, forming the heart of the entire house, welcomes you with a grand entrance hall featuring the original carved staircase. Other highlights include a spacious dining and living room seamlessly connected to a salon, study, and winter garden. From the expansive terrace—accessible from the hall, living room, and kitchen—a double-flight staircase leads directly to the garden. This floor also includes a walk-in wardrobe and a guest toilet. The first floor offers a private zone with three bedrooms, two luxurious bathrooms, a balcony, stylish built-in wardrobes, and a playroom. The attic comprises a kitchen, two bathrooms, four rooms, wardrobes, and storage areas. Together with the basement, which has a separate entrance from the garden and spaces suitable for a wine cellar or technical facilities, these two levels provide an opportunity for further customization according to your preferences—whether you envision a wellness area, offices, or an apartment for guests or staff.

The villa's technical equipment fully meets the standards of modern luxury living. The kitchen is fitted with premium Miele appliances, and both the kitchen and bathrooms feature underfloor heating. The bathrooms are finished with large-format Italian tiles and equipped with Villeroy & Boch and Hansgrohe sanitary ware. Solid wood built-in wardrobes are installed in dressing rooms, bedrooms, and storage areas, complemented by restored original wood paneling and floors.

Security is ensured by a top-tier camera system and alarm with the option of connection to a central monitoring station. Living comfort is enhanced by a Loxone smart home system, allowing control via smartphone. Additional features include dimmable lighting with adjustable color temperature for warm evening tones and bright daylight illumination, individual room-based heating control including heated towel rails, a Buderus gas boiler, and a central water shut-off system. The property also offers on-site parking, a remote-controlled entrance gate, and preparation for electric vehicle charging and garden irrigation.

The Bubeneč area is synonymous with exclusive living. In the immediate vicinity, you will find numerous embassies, renowned international schools, prestigious restaurants, and above all Stromovka Park, offering ample opportunities for relaxation and sports. Excellent transport accessibility to the city center is, of course, a given.

If you are interested in more information or a private viewing of this exceptional property, please do not hesitate to contact us. This villa represents not only a perfect home but also a highly attractive investment with lasting value.