

## HOUSE FOR SALE, street Nad Budánkami II, Praha 5

Exceptional opportunity and offer of a gracious family residence with a remarkable history located at the foot of Strahov. The villa for sale, situated in an exclusive location renowned for its beautiful pre-war vilas, offers valuable privacy, generous space and unique views of the city. Quiet pleasant environment offering a taste of the life style once enjoyed by pre-war Prague connoisseurs.

The villa itself is of a beautiful traditional design and is built to maximise its southern orientation and of course, the views. The main living area is highly attractive with large windows, high ceilings connected to the wintergarden and outside gallery. On entering, the entrance hall leads to well appointed kitchen spacious formal dining room, bright living room with french doors, adjoining winter garden and guest toilet. Original double wooden staircase leads from the ground floor level to the first floor. The layout of the first floor offers master bedroom/ensuite bathroom, 2 more bedrooms, shower bathroom, dressing room and a gallery. The lower ground floor level comprises one bedroom unit, storages, utility room. Classic rooms, modern design bathrooms and kitchen. Romantic and very private garden. There is a separate garage on the grounds + parking for 2/3 cars. Bus stop and grocery store a few steps away.

This property is located just an easy stroll away from the gorgeous nature trails of popular Ladronka park, historical monuments of Malá Strana and Prague Castle. Short distance to private schools, restaurants and shopping. The location has easy and fast links to the city centre and also to the renowned Nový Smíchov shopping centre. The bus station is very close by, as is the strategic highway leading to the Plzeň and Brno motorways and towards the international airport. A great location with a wide range of cultural and sports facilities, including above-standard civic infrastructure.

3x 

6x 



**58 600 000 CZK**

### Specification

Detached house

Area: 338 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 3

Terrace

Garden (617 m<sup>2</sup>)

Internet

Alarm

Garage

**Estate id:** 4165

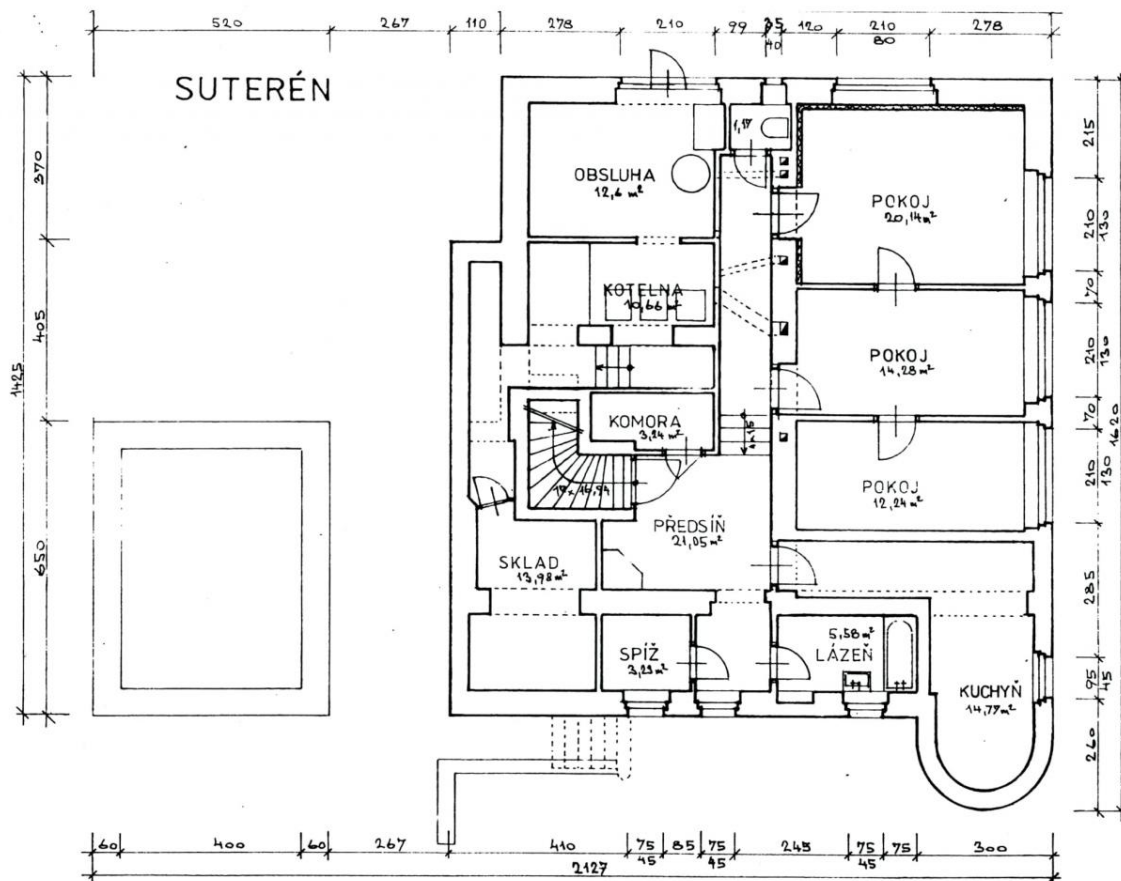
**Web link:**

[www.viphomes.cz/4165](http://www.viphomes.cz/4165)

**Agent:**

Mária Mihinová

Phone: +420 606 731 973, Email: [viphomes@viphomes.cz](mailto:viphomes@viphomes.cz)



**Estate id:** 4165

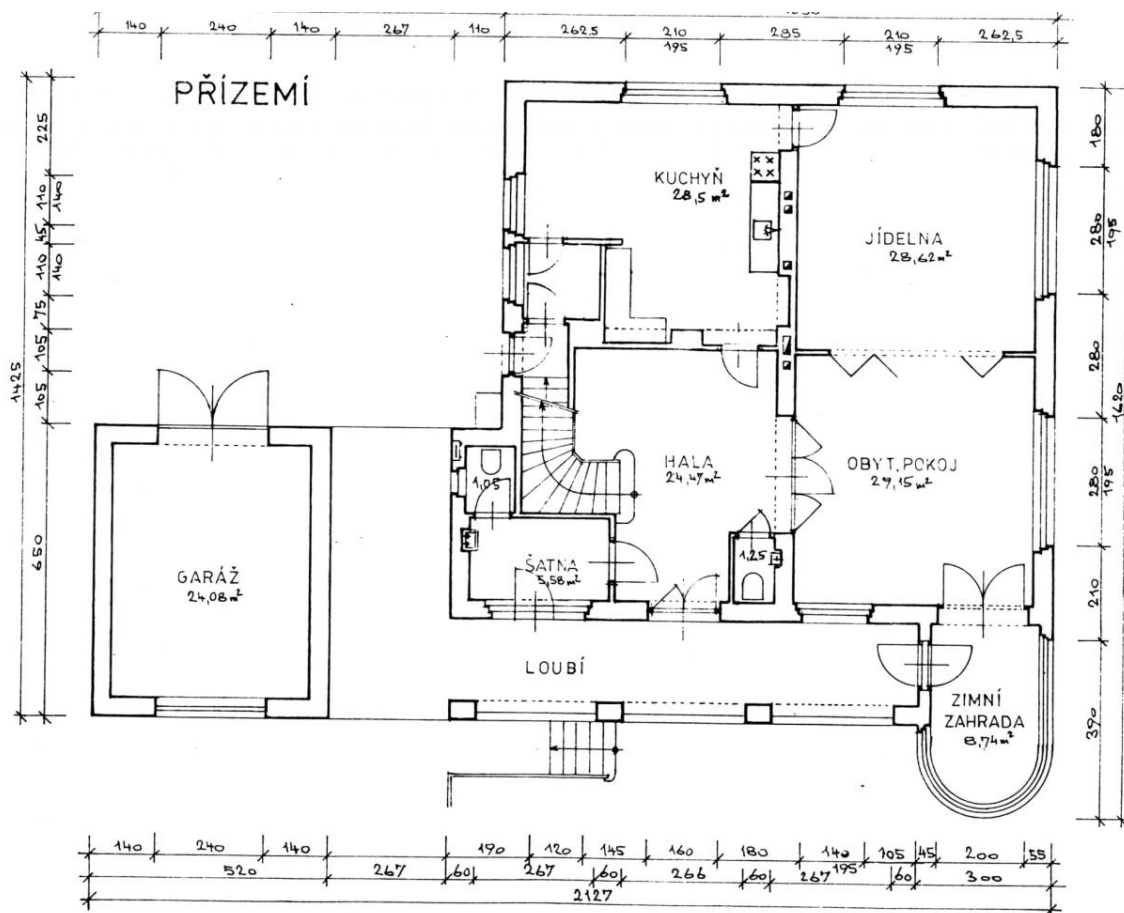
**Web link:**

[www.viphomes.cz/4165](http://www.viphomes.cz/4165)

**Agent:**

Mária Mihinová

Phone: +420 606 731 973, Email: [viphomes@viphomes.cz](mailto:viphomes@viphomes.cz)



**Estate id:** 4165

**Web link:**

[www.viphomes.cz/4165](http://www.viphomes.cz/4165)

**Agent:**

Mária Mihinová

Phone: +420 606 731 973, Email: [viphomes@viphomes.cz](mailto:viphomes@viphomes.cz)

## PRŮKAZ ENERGETICKÉ NÁROČNOSTI BUDOVY

vydaný podle zákona č. 406/2000 Sb., o hospodaření energií, a vyhlášky č. 78/2013 Sb., o energetické náročnosti budov

**Ulice, číslo:** Nad Buďánkami II;1833/3

**PSČ, místo:** 15000 Praha 5

**Typ budovy:** Rodinný dům

**Plocha obálky budovy:** 1015,4 m<sup>2</sup>

**Objemový faktor tvaru A/V:** 0,54 m<sup>2</sup>/m<sup>3</sup>

**Energeticky vztažná plocha:** 517,4 m<sup>2</sup>

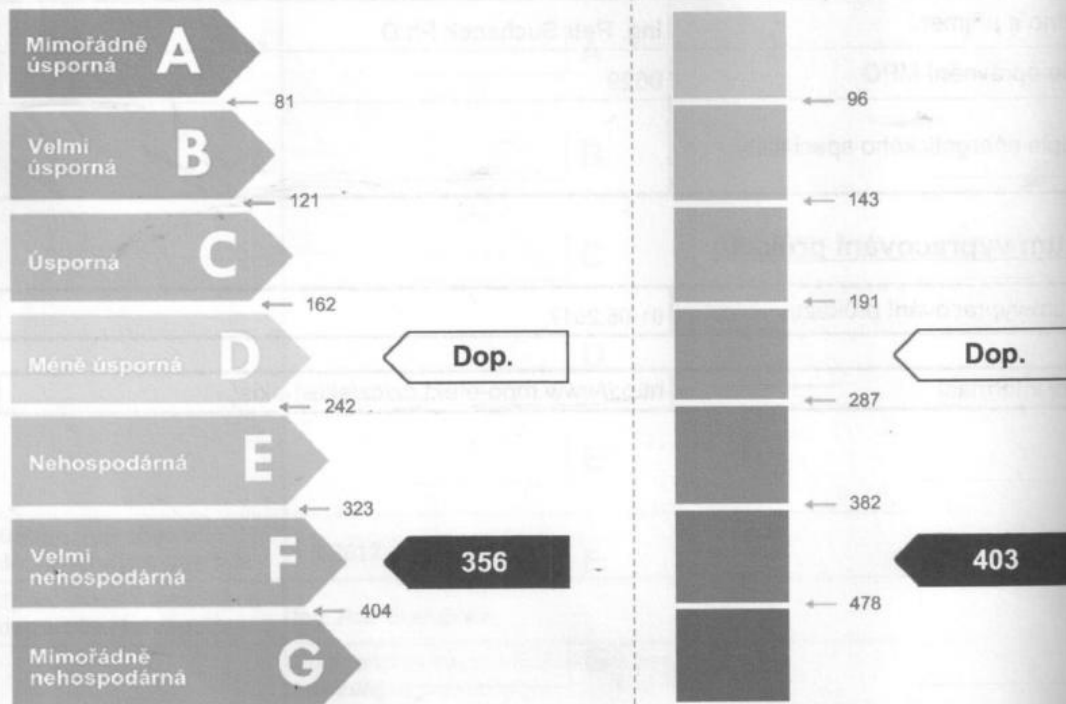


## ENERGETICKÁ NÁROČNOST BUDOVY

**Celková dodaná energie**  
(Energie na vstupu do budovy)

**Neobnovitelná primární energie**  
(Vliv provozu budovy na životní prostředí)

Měrné hodnoty kWh/(m<sup>2</sup>·rok)



**Hodnoty pro celou budovu**  
MWh/rok

**184,115**

**208,738**

**DO**

**Opatření**

**Vnější st**

**Okna a d**

**Střechu:**

**Podlahu:**

**Vytápění**

**Chlazení**

**Větrání:**

**Přípravu**

**Osvětlení**

**Jiné: FVE**

Mimořádně úsporná

**A**

**B**

**C**

**D**

**E**

**F**

Mimořádně nehospodárná

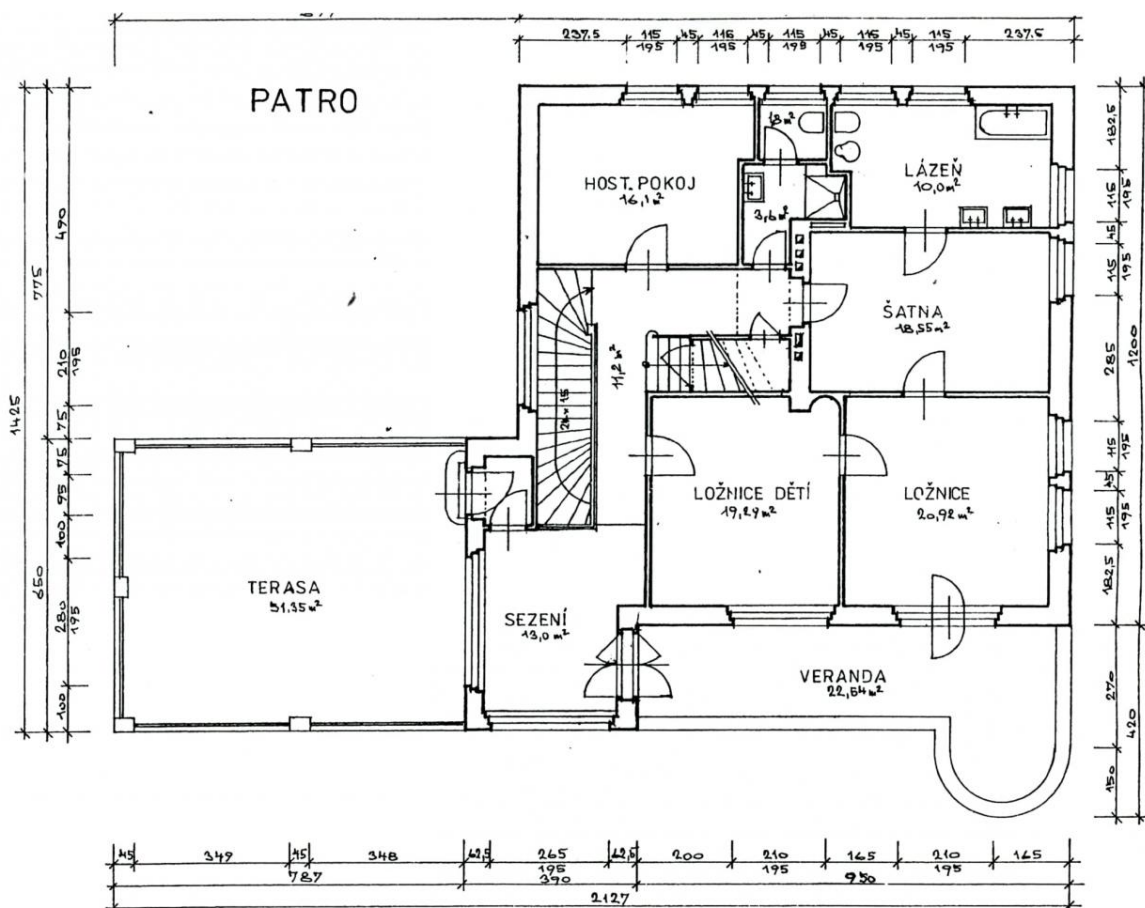
**G**

Mimořádně nehospodárná

**Hodnoty**

**Zpracova**

**Kontakt:**



**Estate id:** 4165

**Web link:**

[www.viphomes.cz/4165](http://www.viphomes.cz/4165)

**Agent:**

Mária Mihinová

Phone: +420 606 731 973, Email: [viphomes@viphomes.cz](mailto:viphomes@viphomes.cz)