



## APARTMENT FOR SALE, street Rooseveltova, Praha 6

Architectural landmark duplex located in a modern residential complex similar to a 5-star luxury hotel situated in a prestigious diplomatic area of Bubeneč, neighboring numerous embassies. Landscaped formal gardens surround the mansion, and there is dual gated access to the property via road or private underground car park. This quiet pleasant environment only minutes away from the historical center of Prague offers a taste of the life style once enjoyed by pre-war Prague connoisseurs.

The net living area of aprox. 412 m<sup>2</sup> distributed on two floors boasts fantastic living and entertaining space. An ample living room is on the upper floor together with a formal dining room, flawless contemporary kitchen w/center island, two walk-in closets, study/bedroom, utility room and toilet. The kitchen has tons of storage including a walk-in pantry, a breakfast area, a dishwasher, double sinks, electric cooktop. The lower floor is dedicated to master bedroom - suite, four more bedrooms, three bathrooms. There is also a custom made silent passenger lift to access both floors. The purchase price includes 2 garage parking spaces and a cellar.

World renowned Czech architect Bořek Šípek designed this functional and comfortable environment utilizing top quality materials and state of the art technology. High quality fixtures, fittings and finishes throughout, including marble accents. The bathrooms have heated marble flooring and include a toilette, bidet, bathtub and stand-up shower. In keeping with the highest standard of living where comfort, privacy and security are taken for granted, this luxury dwelling offers a lot more than a touch of class. Building also includes fitness center with a yoga studio, business center, bike storage, and upscale The gym and spa are located on the lower ground floor and have been designed to provide a serene and tranquil setting. This residential complex with a private park is guarded by CCTV. The whole area offers nonstop maintenance, for example in the case of technical issues, or to help with installation of appliances. All entrances to the buildings, garage and park use chips. It also benefits from 24-hour porterage, security and lift.

3x  5x  

Price upon request

### Specification

Area: 412 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 3  
Floor: 2nd floor

- Balcony (17 m<sup>2</sup>)
- Garden
- Concierge service
- Gym
- Sauna
- Alarm
- Fireplace
- Garage
- Indoor swimming pool
- Air-conditioning

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[www.viphomes.cz/4395](http://www.viphomes.cz/4395)

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