

# LUXURY VILLA

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Prague 6 – Bubeneč, U Vorlíků 623/4



Unique villa in the diplomatic district of Prague 6, near the Park Stromovka, Letná park and Prague Castle.

U Vorlíků 4 is a detached villa designed and built by Hugo Poláček in 1926 situated within its own extensive gardens in the high-end residential, commercial and Embassy district.

The property has a potential useable area of 1,044 sqm and benefits from a private garden of approximately 2,000 sqm. The building comprises 3 above-ground and one lower ground floor, an attic and a basement. Previously used as an Embassy and Ambassador's residence for more than 20 years and is in a good state of repair.

In a location that allows you to enjoy life in nature and at the same time be within easy reach of all services, including international schools or the airport.

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- Office / Residential
  - Built-up area: 381 sqm
  - Total building area: 951 sqm
  - 4 above ground floors
  - 1 under ground floor
  - Land / garden: 2,098 sqm
  - Parking is possible in the garages or in front of the property.
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# LOCATION

- Located between two of the largest green areas in Prague 6 – Stromovka and Letna Parks
- Easy access by public transport – Hradčanská stop (metro A, tram and train) just a short walk from the property
- Close to the exit from the Blanka tunnel complex providing an easy connection to all highways and main roads from Prague
- Walking distance to Prague Castle and the city center
- Local shops, restaurants, hotels and other amenities are situated within a short walk

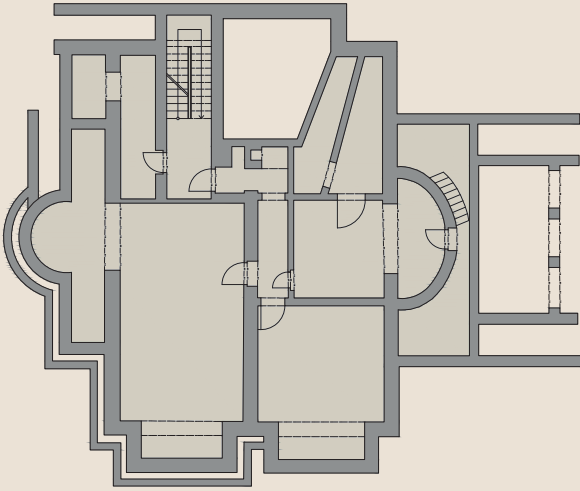


# GALLERY

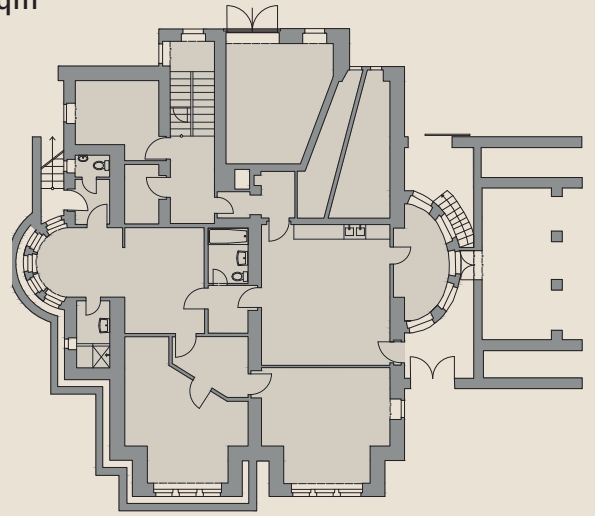


# FLOOR PLANS

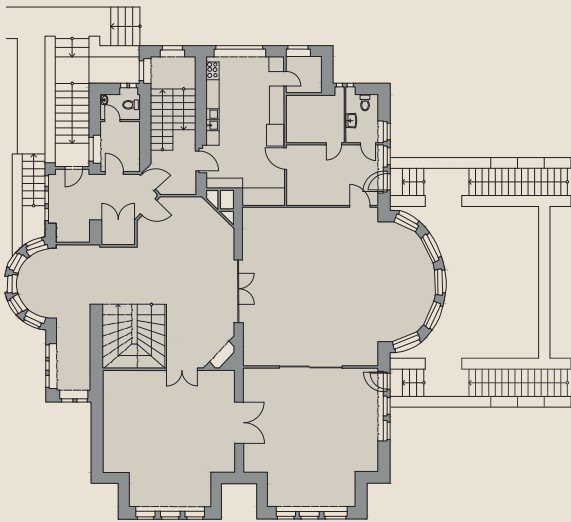
2. PP  
185 sqm



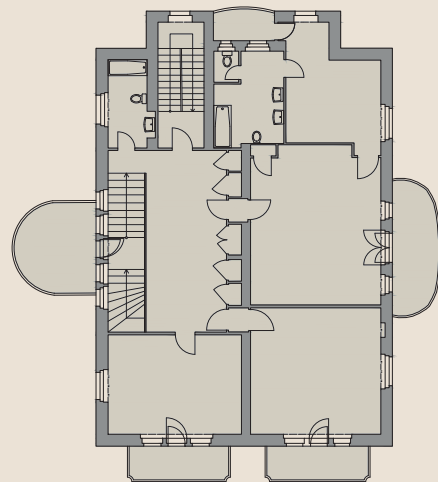
1. PP  
215 sqm



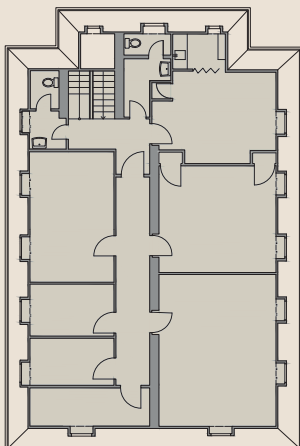
1. NP  
216 sqm



2. NP  
176 sqm



3. NP  
159 sqm



ATTIC  
173 sqm

