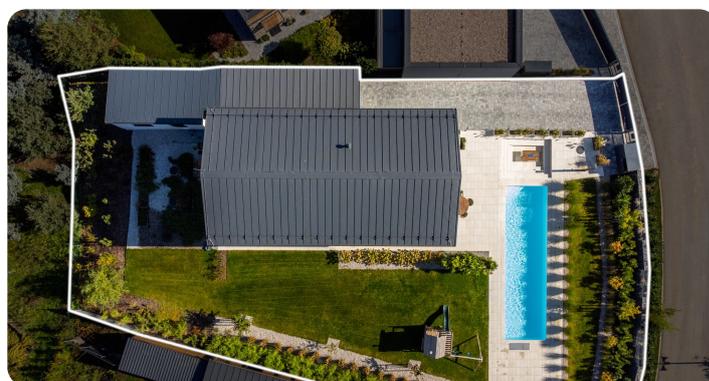
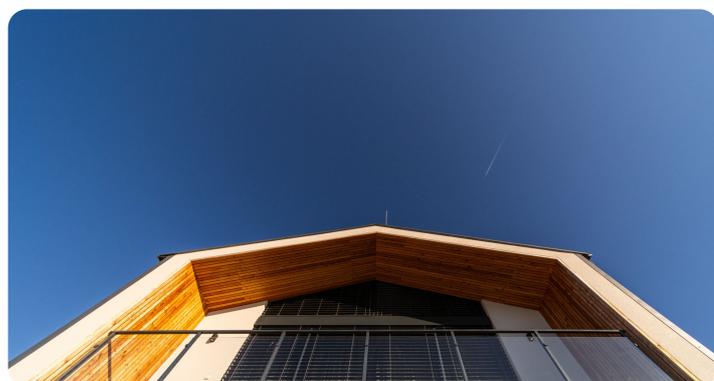


**Sale of luxury family home,  
6+kk/Terrace/Loggia/Garage, Předboj.**

**39 970 000 CZK**



**Zdeněk Turek**  
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**39 970 000 CZK**

Location

**Předboj, K Parku**

Soccer Reality is delighted to present an exceptional luxury family home that will impress even the most discerning buyers. Designed by prestigious architects, this modern, energy - efficient villa features a distinctive contemporary character and unique design signature. Built with top-quality materials, it offers a generous 6+kk layout.

Listing ID

**N66429**

Energy efficiency class

**B**

Ground Floor: The property features a spacious entrance hall with built-in wardrobes, a guest room with bathroom and WC, utility room and the home's true heart - a magnificent south-facing open-plan living area. This seamlessly connects the living room, dining space, and modern kitchen. Direct terrace access overlooks a stunning 12m saltwater pool, framed by white tiling that creates a distinctive resort-like character. Evening ambiance is enhanced by beautifully lit gardens, a contemporary outdoor fireplace, and premium Bowers & Wilkins audio system.

Position

**Detached**

Upper Floor: Three additional bedrooms currently used as a dressing room with laundry, children's room, and home office/study. The spacious master bedroom, oriented east/southeast, features an en-suite bathroom with walk-in shower, bathtub, dual washbasin, and separate WC, plus direct balcony access. An additional large family bathroom with bathtub, shower, and WC serves the secondary bedrooms. Attic access provides convenient seasonal storage.

House layout

**6-room apartment**

Construction

**Brick**

Interior Design: Meticulous attention to both functionality and aesthetics. The architects selected solid wood, light - coloured walls, and contrasting black accents, creating an elegant and timeless atmosphere throughout.

Condition

**New build**

Garage & Parking: A major advantage is the separate insulated garage with 220 cm entrance height, featuring complete IT and electrical infrastructure - ideal as garage, office, or workshop. Both garage and carport are pre - wired for electric vehicle charging. Total parking area of approximately 100 m<sup>2</sup> accommodates up to 7 vehicles.

House type

**Storeyed**

Garden & Outdoor Amenities: Mature landscaping ensures complete privacy. Automatic irrigation system supplied by three retention tanks. Children's play set included.

Property location

**Quiet area**

Smart Home & Technology: Advanced systems throughout - passive cooling (floors and ceilings), underfloor heating, heat recovery ventilation with humidity control, Watex water treatment system, triple-glazed windows with motorised external shading, Vaillant heat pump with geothermal borehole, PV panel preparation, LOXONE intelligent smart home system with customisable settings, and comprehensive security.

Location & Lifestyle: Předboj is a dynamically developing village offering kindergarten, municipal office, grocery store, and new public park "Pod Vilami" under construction. Prague is accessible by bus in under 30 minutes. The exceptional character of the area is enhanced by nearby Yard Resort, featuring restaurant, wellness facilities, sports amenities, and a prestigious golf course - underscoring the exclusivity of this property.



QR code  
with link  
to property  
details



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