

AUCTION

OF A FURNISHED VILLA WITH LAND PLOTS IN TUCHOMĚŘICE NEAR PRAGUE

will start on **June 11, 2015** on the auction portal www.prodej-aukci.cz
with a starting bid of **CZK 49.900.000**



The real estate to be auctioned is a luxury three storey villa, with a usable indoor surface of **980 SQM**, and land plots of **5 164 SQM** with luxurious indoor furnishing. It has a beautiful setting by a forest near Tuchoměřice, in close proximity to Prague.



The villa is set in a perfectly manicured, garden containing a flowing water feature and rock garden.



The central hall is dominated by a glass lift with a glass circular staircase.



Only the best materials have been used for the construction of the villa. The façade is decorated with travertine panelling, showing quality craftsmanship. Total construction costs were about CZK 150.000.000 (EUR 5.400.000) and

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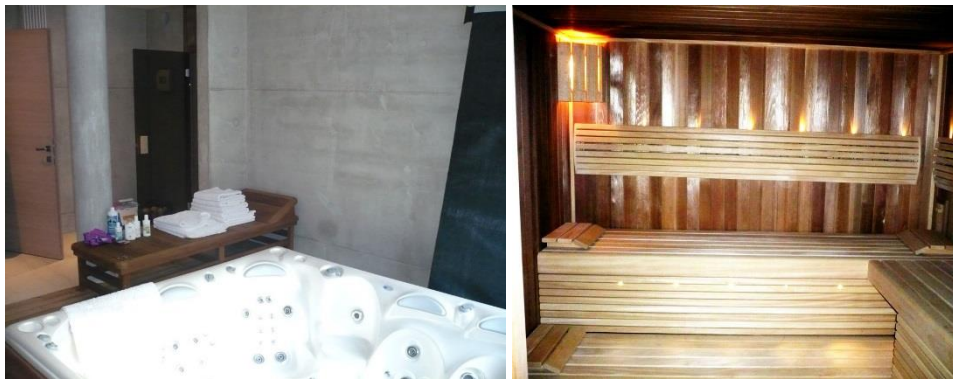
the living permit was issued in 2010. The space is divided into 2 kitchens,



5 bathrooms,



Jacuzzi, sauna, fitness area, winter garden and several terraces.



The villa is comprised of 3 levels: 1 underground storey and 2 elevated storeys.



- Underground storey – garage /62 SQM/, workroom /15 SQM/, utility room /4 SQM/, washroom /13 SQM/, jacuzzi /21 SQM/, shower /7 SQM/, corridor /15 SQM/, hall, /53 SQM/ wine cellar /7 SQM/, guestroom /18 SQM/, corridor /9 SQM/, bathroom /4 SQM/, sauna /6 SQM/, utility room /4 SQM/, boiler room /18 SQM/, lift engine room /3 SQM/
- 1st elevated storey – study room /30 SQM/, living room /52 SQM/, winter garden /35 SQM/, kitchen with dining room /31 SQM/, storage space /5 SQM/, corridor /27 SQM/, WC /3 SQM/, utility room /3 SQM/, closet /4 SQM/, hall /26 SQM/, entrance room /12 SQM/, kitchen /14 SQM/, living room /19 SQM/, utility room /1 SQM/, corridor /10 SQM/, bedroom /11 SQM/, bathroom /5 SQM/, terrace /43 SQM/, terrace /10 SQM/, terrace /32 SQM/, WC /2 SQM/
- 2nd elevated storey – bedroom /28 SQM/, closet /4 SQM/, closet /15 SQM/, bathroom /5 SQM/, corridor /31 SQM/, lift /3 SQM/, WC /2 SQM/, closet /6 SQM/, bathroom /15 SQM/, bedroom /32 SQM/, terrace /67 SQM/, terrace /26 SQM/, terrace /87 SQM/, terrace /5 SQM/, terrace /16 SQM/, terrace /13 SQM/

FORBES CZ magazine in the issue of 11/2013 appraised this villa at 120 mil. CZK and declared it to be the 8th most expensive villa in the Czech Republic.