



Apartment Three-bedroom (4+1)

Sold

126.86 m², Praha 6, Dejvice, Na Hanspaulce





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Total area	132 m ²
Floor area*	127 m ²
Terrace	5 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	104857

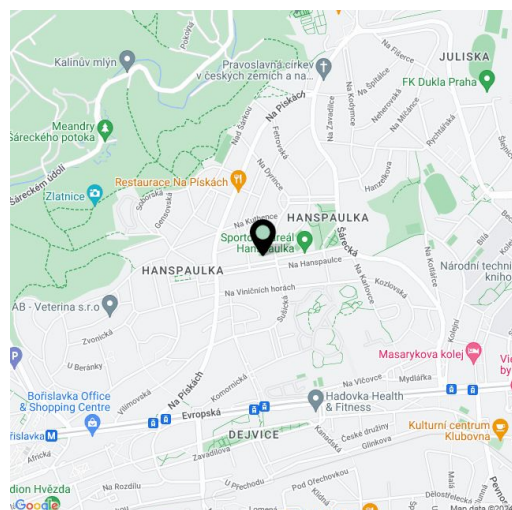
This exceptional apartment with a conservatory, a terrace, a share of the garden, a garage, and non-residential premises is situated on the 1st floor of a Functionalist villa from the 1930s with three separate apartments. A quiet place in the prestigious Hanspaulka residential area near the forest park in Horní Šárka, with easy access to the city center and the airport.

The original layout consists of a bedroom, a walk-through living room, a dining room, a bathroom, a kitchen, a pantry, a maid's room, a foyer, and a separate toilet. After adjusting the layout, a **4-bedroom apartment** can be created here, containing a living room with a kitchen, a dining room, and an adjacent **southeasterly winter garden and terrace**, 2 bedrooms, and a study.

The villa was built in the **1930s** according to the designs of architect J.F. Říha. The apartment is in a condition requiring complete reconstruction. Floors and windows are **wooden**, the original cast iron radiators have been preserved. The purchase price includes a **1/3 share in the common garden, garage**, and basement, where there is a separate unit (now approved as a workshop) and other **non-residential premises** suitable for reconstruction.

A unique place in the heart of **Hanspaulka**, a few steps from an elementary school and kindergarten, a **sports center**, or a grocery store. A bus stop is not far and you can walk to a tram stop or the **Bořislavka metro station**, and the departure station of the **trolleybus to the airport** is nearby. One of the **most beautiful residential areas** in Prague is connected by a **vast forest park** interwoven with **bike paths and hiking trails**.

Floor area 126.86 m², terrace 4.92 m², garden in total 911 m² (1/3 share is associated with the apartment).



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.