



Apartment Four-bedroom (5+1)

€ 1 772 908 | CZK 44 500 000

175.81 m², Prague 6, Dejvice, Na Míčánce





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Total area	201 m ²
Floor area*	176 m ²
Terrace	25 m ²
Parking	Double garage, additional parking available on the property.
Garage	39 m ²
Cellar	2 m ²
PENB	G
Reference number	107103

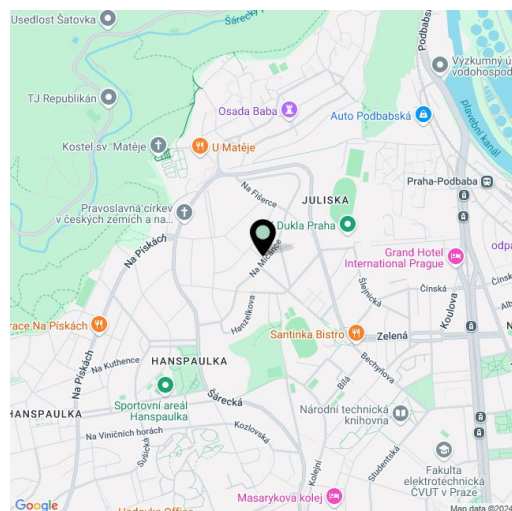
This modern family duplex apartment with three terraces offers breathtaking views of Hanspaulka and the Prague skyline, stretching from Prague Castle to the south-facing slopes above Troja. It is situated in an elegant villa designed by a renowned architectural studio. This prestigious Prague neighborhood has a peaceful and safe environment, as well as quick access to the city center, complete amenities, and proximity to the airport.

The main highlight of the apartment is its spacious 68 m² living room, seamlessly connected to the dining area and kitchen, and with direct access to a balcony and **south-facing terrace** offering stunning views of the city and the surroundings of Prague 6. The 2nd floor also features a storage room and a separate toilet. On the first floor is a master bedroom with an **en-suite bathroom**, two additional rooms, and a bathroom with a bathtub. The apartment has a private entrance on the ground floor, where residents can use the winter garden, terrace, hallway with built-in wardrobes, and a **two-car garage**. The top floor features a gallery currently used as a study. The villa is part of the Hanspaulka residential complex, consisting of three villas with a shared garden. The project was designed by a renowned architectural studio and received the Building of the Year 2009 award.

The generously designed, bright interior is furnished with maximum comfort in mind. The apartment includes a kitchen with built-in appliances and an **American-style fridge, air-conditioning**, underfloor heating, a central vacuum system, indoor and outdoor window shades, and a **Jablotron security system**. Hot water and heating are provided by a private gas boiler.

This quiet and green part of the prestigious **Hanspaulka** residential district has been sought-after since the 1930s. It is known for its family-friendly atmosphere, remarkable architecture, and beautiful parks. With all amenities within easy reach and excellent transport connections, it is no surprise that generations of families have called this neighborhood home. Young residents also benefit from its surroundings—Divoká Šárka Valley offers popular bike routes and Kotlářka provides extensive sports facilities. Nearby **Dejvice** has been transformed over the last two decades into a hub of education, culture, and gastronomy.

Floor area 175.81 m², four terraces 24.93 m², garage 38.85 m², storage room 2.07 m².



* 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.