



## House Four-bedroom (5+kk)

Sold

242 m<sup>2</sup>, Praha 6, Dejvice





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Plot	401 m <sup>2</sup>
Foot print	111 m <sup>2</sup>
Garden	290 m <sup>2</sup>
Parking	garage for 1 car
Cellar	-
PENB	G
Reference number	26520

**Half of modern semi-detached house with 4 bedrooms, 3 bathrooms, garden, and a thermally insulated winter garden, with views of Prague Castle and Petřín, situated in the Hanspaulka residential area, which offers distinctive villas and semi-detached houses inspired by Functionalism. The sleek architectural expression in this semi-detached house refers to Czech Modernism in the 1930s and the Dutch De Stijl artistic movement.**

The three-storey house copies a sloping land, so the house enters on the first floor. Next to the hall the house offers a large walk-in closet with technical background. Further, the corridor enters the room with en-suite bathroom with shower and toilet. There also is a **large winter garden** that looks out onto the garden on the plot. On its level there is a **spacious living room with access to the terrace in the garden and a separate kitchen** with a window to the garden and a pantry. The kitchen can be easily connected with the living room. The ground floor has a separate guest toilet and a technical room.

The top floor, where are beautiful views not only of Hanspaulka, but also of other parts of Prague, consists of **three bedrooms** (one of them with an en-suite bathroom) and a shared bathroom with a shower and a toilet.

The house is equipped with **wooden floors**, floor heating, gas boiler, alarm and built-in wardrobes. Windows are provided with **insect nets** and on the ground floor they have **electric blinds**. Parking space for one car is in a garage, another one is on the plot and more trouble-free parking on the street. A garden with mature trees provides **complete privacy**.

Quiet residential location with plenty of greenery (**Horní Šárka and Baba**) quick access downtown, to the airport and international schools, with full facilities within easy reach, 5-minute drive to the **Dejvická** metro station (line A).

Interior 218.6 m<sup>2</sup>, winter garden 23.9 m<sup>2</sup>, built-up area 111 m<sup>2</sup>, garden 290 m<sup>2</sup>, plot 401 m<sup>2</sup>.