

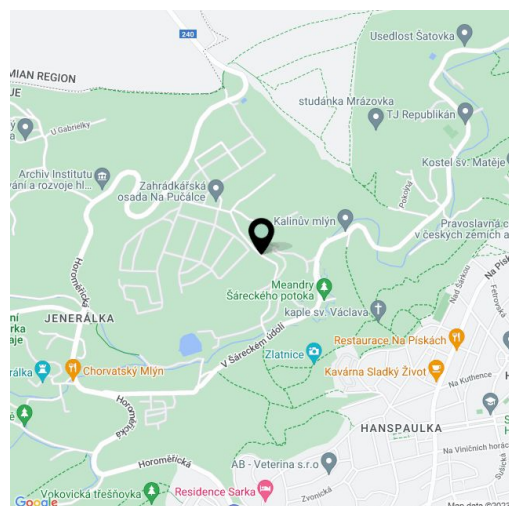


Land

Sold

1 295 m², Praha 6, Dejvice, Ke Kulišce

Price per sq. m.	16 216 CZK
Total area	1 295 m ²
Land type	Housing
Reference number	28673



Southern sloping land with an area of 1 295 m² with amazing views of the Šárka Valley. The plot has a building permit and project of a unique low-energy Functionalist style villa from renowned architects Martin Kareš and Robert Rais. The location offers comfortable living with quick access to the city center and the airport.

The land, situated on the edge of a residential area in the popular district of Prague 6 - Dejvice in a pleasant location of the Šárka-Lysolaje Nature Park, provides absolute peace, clean air and privacy as well as a quick driving distance to the center of Prague and the airport. The nearby bus links take a few minutes to the Bořislavka and Dejvická metro stations. Surroundings with cycling and hiking trails offer plenty of opportunities for sports and relaxation. **Electricity, water and sewerage** are connected to the plot, and an **asphalt driveway leads to it.**

The project includes the designer villa where the layout will consist of a spacious living room with kitchen, dining room and large-format sliding windows to the covered garden terrace. On the ground floor, there will be a **relaxation area with a sauna**, a study/guest room, a bathroom, a walk-in closet and a central hall. The first floor will consist of a master bedroom with an en-suite bathroom and walk-in wardrobe, 2 bedrooms, another bathroom, a separate toilet and a gallery with access to the terrace. The basement will provide space for a home cinema, utility rooms and a **garage for 3 cars.**

The villa is designed as a **low-energy, environmentally friendly house** with a lift, with minimal operating costs. The design counts with a heat pump, floor heating and controlled ventilation by **heat recovery**. In case of interest, it is possible to assure the construction of the villa on a turnkey basis.

Land 1 295 m².

New building project: useful area 334 m², built-up area 150 m².



