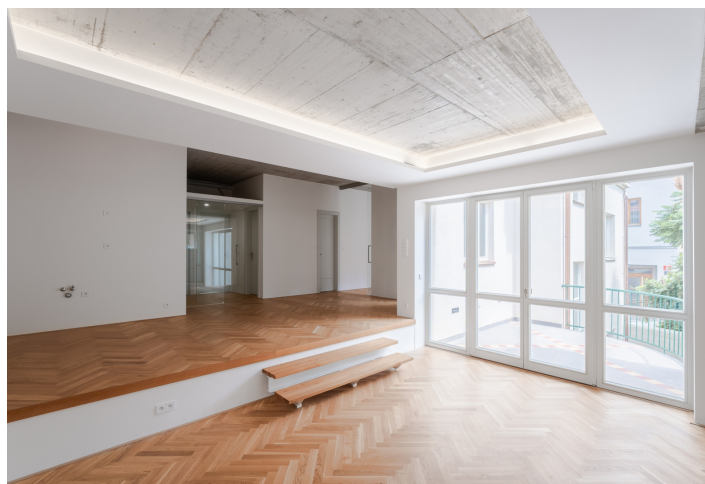




## Apartment Four-bedroom (5+kk)

€ 1 347 489 | CZK 33 000 000

173.5 m², Prague 6, Střešovice, Nad Hradním vodojemem





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Total area	185 m²
Floor area*	174 m²
Balcony	11 m²
Parking	2 garage parking spaces
Cellar	-
PENB	D
Reference number	109559

This spacious duplex apartment with stunning views of the Hanspaulka and Ořechovka villa districts, combining bold modernity with home comforts is located in a thoughtfully designed extension of a 1932 Functionalist villa, in an attractive and quiet part of Prague 6, Old Střešovice, near the world-renowned Müller Villa.

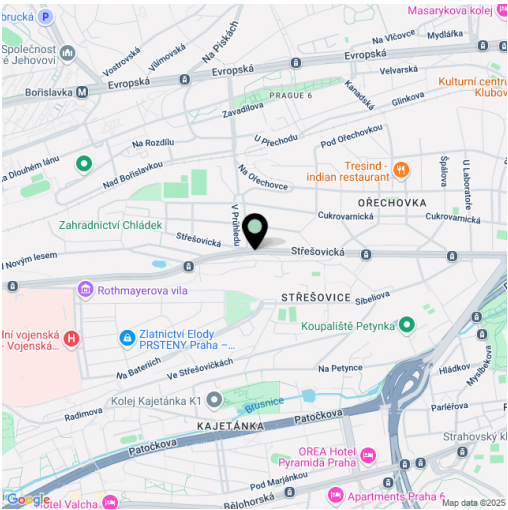
The entry level of this apartment, located on the 1st floor of the building, consists of a living room pre-fitted for a kitchen, three bedrooms, a bathroom, a separate toilet, and an entrance hall. In the attic, there is a studio unit of approximately 30 m² with its own bathroom. The apartment includes a southeast-facing balcony overlooking a quiet courtyard covered in climbing greenery.

Recently approved for occupancy, the apartment features high-quality materials and a well-considered technical design. The floors are made of oak parquet, and the bathrooms are finished with polished terrazzo. The street-facing windows are new wooden casement windows (with double glazing in the outer sashes), respecting the historical character of the building. The balcony is accessed via French doors with triple-glazed insulation. Underfloor heating and cooling are powered by a heat pump, and rainwater is used for toilet flushing. The project offers exclusive living for discerning buyers, with a focus on both economic and environmental sustainability. The apartment includes 2 dedicated parking spaces in the garage. Please note, there is no elevator.

This boutique residential villa, marked by its distinctive rounded corner, has been completely renovated, including a sensitive extension. In addition to this apartment, the building contains 2 other residential units, a garage, and 3 commercial spaces (a bakery, a studio, and an office).

The house is located in an attractive area within the heritage zone of Old Střešovice, near a Neo-Romanesque bell tower and the Church of St. Norbert, on a tree-lined side street. The neighborhood offers both public and private preschools and primary schools, a bakery, sports facilities, and the popular Na Petynce outdoor swimming pool. Excellent public transport connections provide easy access to the city center, while car access is fast via the city tunnel system or directly to the airport.

Floor area 173.5 m² (including 29 m² studio), balcony 11 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.



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