



Apartment Four-bedroom (5+kk)

€ 1 508 050 | CZK 37 000 000

193.1 m², Prague 6, Střešovice, Nad Hradním vodojemem





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Total area	213 m²
Floor area*	193 m²
Terrace	18 m²
Loggia	2 m²
Parking	2 parking spaces in the garage
Cellar	-
PENB	D
Reference number	109560

This bright duplex apartment with breathtaking views of the residential neighborhoods Hanspaulka, Ořechovka, and Troja, located in a Functionalist apartment building from 1932, which has been thoroughly renovated based on an architectural design that blends sensitivity and uniqueness, is situated in an attractive yet quiet location in Prague 6 – Střešovice, within sight of the world-renowned Müller Villa, featuring a friendly neighborhood community.

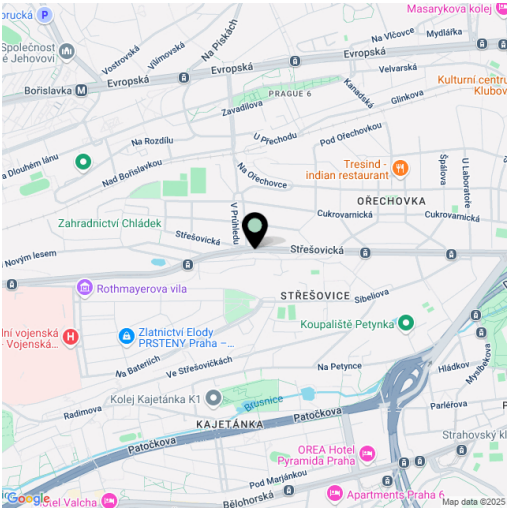
The layout of the apartment, located on the 2nd floor, includes a spacious living area pre-fitted for a kitchen and fireplace, three bedrooms, two bathrooms (one featuring a French window), and an entrance hall. The interior opens onto a south-facing terrace and a loggia.

This generously sized, light-filled apartment has just been completed and approved for occupancy. Although it is in the attic level, it features mostly straight ceilings and standard windows, with minimal sloping walls. Floors are finished with oak parquet, and the bathrooms are tiled with polished terrazzo. The street-facing windows are new wooden casement windows (with double glazing in the outer frames), while the terrace and loggia are accessed through French doors with triple-glazed insulation. Underfloor heating and cooling are powered by a heat pump, and toilets are flushed using rainwater, making the project both economically and environmentally sustainable. The apartment includes two dedicated parking spaces in the garage. No elevator.

The residential villa, with its distinctive rounded corner, has been completely and sensitively renovated, including an extension. In addition to the offered apartment, the building comprises two more residential units, a garage, and three commercial spaces (a bakery, a studio, and an office).

Located in the heart of the Staré Střešovice heritage zone, on a tree-lined street near the Church of St. Norbert and a Neo-Romanesque bell tower, the area offers peaceful living with rich historical charm. Nearby are both public and private preschools and primary schools, a bakery, sports facilities, and the popular Na Petynce outdoor swimming pool. Excellent public transport connections lead directly to the city center, and by car, you can quickly reach the city ring road or the airport.

Floor area 193 m², terrace 18 m², loggia 2.2 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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