



## House Three-bedroom (4+kk)

Sold

200 m<sup>2</sup>, Prague 6, Dejvice, Matějská







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Plot	596 m <sup>2</sup>
Foot print	79 m <sup>2</sup>
Garden	517 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	102662

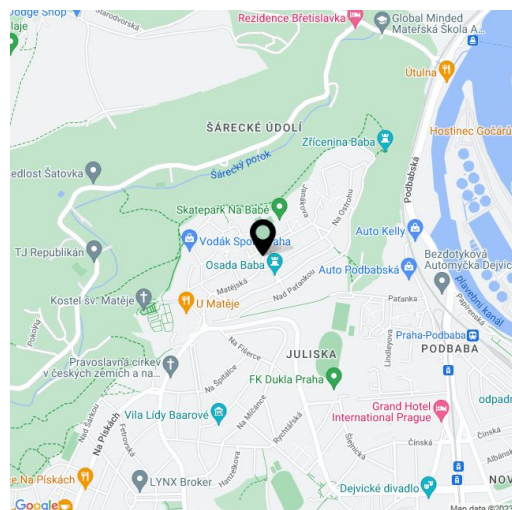
**This villa in its original condition requiring reconstruction is surrounded by a nicely maintained southeasterly garden on a corner plot in a prestigious part of Prague 6, in the unique heritage-protected residential district of Baba with wonderful views of Prague, in close proximity to nature parks and monuments.**

The original layout consists of a living space on the ground floor, a dining room in a **winter garden** naturally connected to the outside **garden**, a toilet, an entrance hall, and a vestibule. There are 2 bedrooms, a kitchen, and a hall on the first floor, and a studio, a laundry room, a boiler room, a workshop, and a cellar in the basement.

The villa was built in the second half of the 1960s by architect **Jan Salák** according to a joint project with his daughter, a recent graduate of **UMPRUM**. The villa is in its original, and so due to its age reconstruction will be necessary. The construction of the house is combination—part of it is a metal frame, part of it is brick. Windows are original and made of pine wood. In the interior and exterior, there are also other preserved original elements—doors, built-in wardrobes, radiators, sanitary ware, tiles, and paving, or a concrete **garden pond**. **The southeast-facing garden** is lined with mature trees, and parking is provided by a **detached garage**.

The unique district was created mainly in the 1920s and 1930s in the spirit of the then most modern garden city trends. Emphasis was placed on a uniform **Functionalist style** and, above all, on the interconnectedness of the interior space with the surrounding garden. To this day, the area is one of the **most attractive parts of Prague 6**, guaranteeing **pleasant living** away from the hustle and bustle of the city. A short distance away is a sports complex. The entrance to a **forest park**, a supermarket, a restaurant, and a bistro are within walking distance, and a kindergarten and elementary school are also within a short driving distance. Transport connections to the Bořislavka metro station are provided by buses.

Usable area approx. 200 m<sup>2</sup>, built-up area 79 m<sup>2</sup>, garden 517 m<sup>2</sup>, plot 596 m<sup>2</sup>.

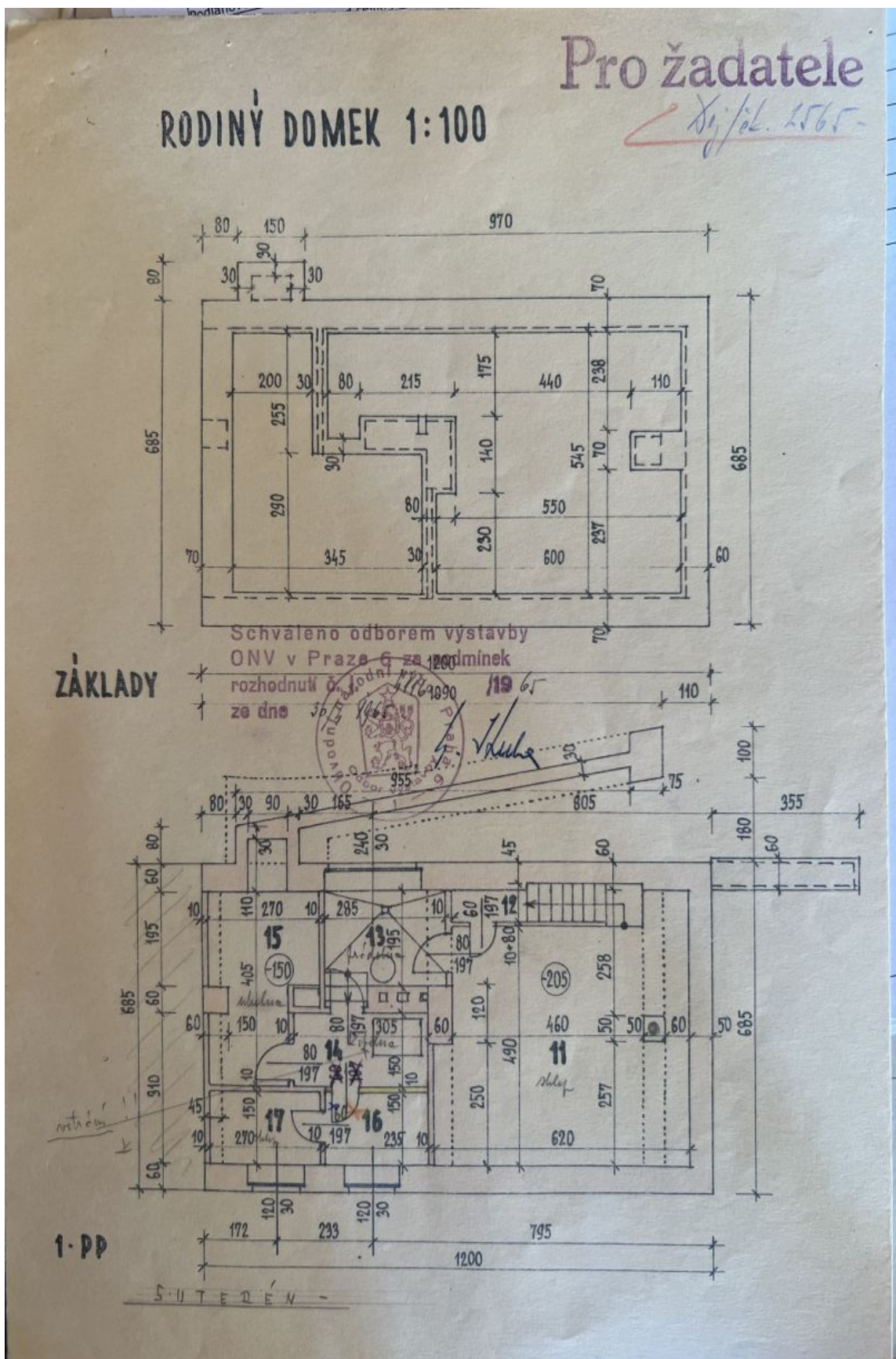




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