



House Four-bedroom (5+1)

€ 1 131 313 | CZK 28 000 000

256 m², Prague 6, Dejvice, Pod Beránkou





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Total area	256 m²
Plot	254 m²
Foot print	100 m²
Floor area	222 m²
Balcony	11 m²
Terrace	10 m²
Parking	-
Garage	13 m²
Cellar	-
PENB	G
Reference number	108737

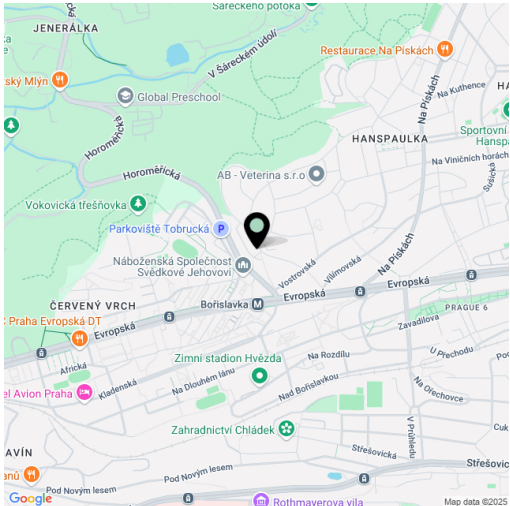
A terraced family house with 2 balconies, a terrace, and a garage is situated in an attractive location in the prestigious residential district of Hanspaulka in Prague 6, in close proximity to a forest park and the Bořislavka metro station.

The house has 3 floors, with the basement partially at garden level due to the sloping terrain, allowing plenty of natural light into fully habitable rooms with direct access to the garden. One loggia faces northeast toward a quiet street, while the other loggia, the balcony, and the terrace face southwest toward a grassy garden bordered by a hedge and mature surrounding trees.

The brick house was built in 1982 and is suitable for a complete renovation. Original parquet floors are preserved throughout, and one of the rooms features a wood-burning fireplace. Heating is provided by a gas boiler.

The location offers everything needed for comfortable living—within walking distance are both public and private kindergartens and primary schools (including Waldorf and Montessori), as well as a high school, a supermarket and smaller shops, a medical clinic, a pharmacy, a wellness center, an ice rink, and plenty of cafés and restaurants. Excellent access to the city center is provided by the metro (line A) and tram connections, with stops just a 5-minute walk from the house. There is also easy access to the Prague Ring Road by car, and the airport is quickly reachable. The area is enhanced by abundant greenery, with the expansive Šárka-Lysolaje nature park beginning just a short distance from the house.

Total area 256.2 m², built-up area 100 m², garden 154 m², plot 254 m².

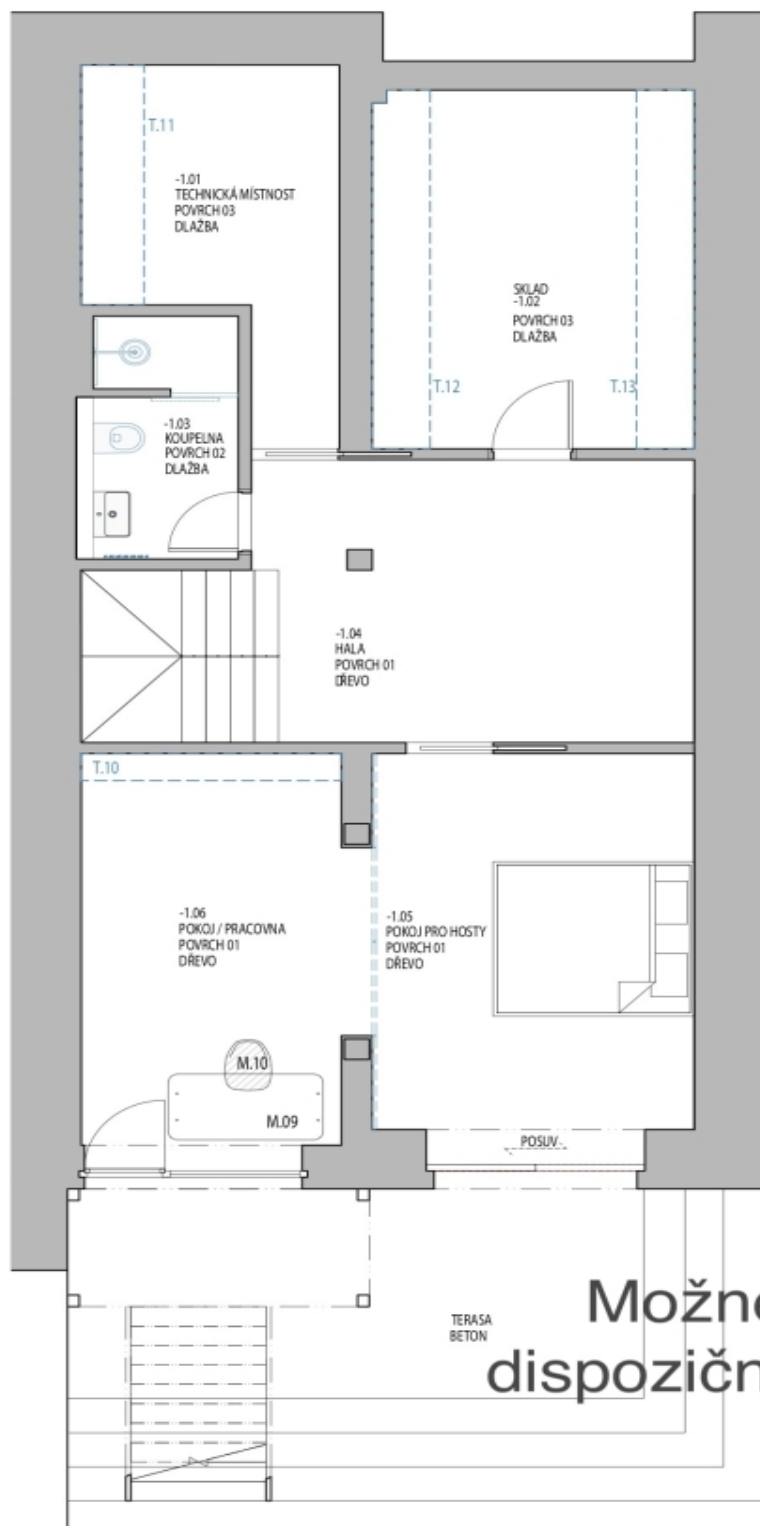




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Možné budoucí
dispoziční uspořádání

RD Pod Beránkou
NÁVRH - INTERIÉR
1PP

15Q_A3

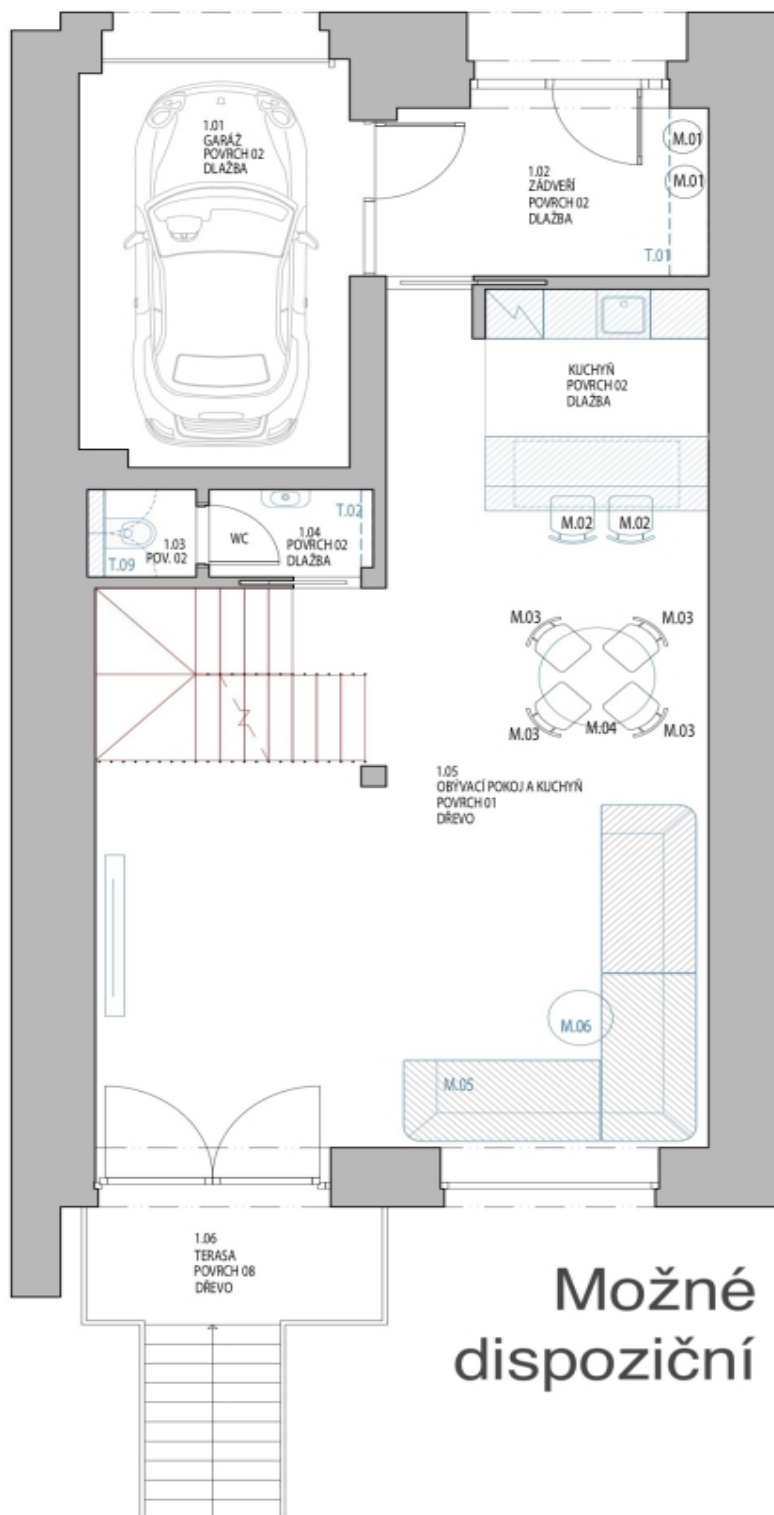
A3 1ku 50 0 1,0m 2,0m



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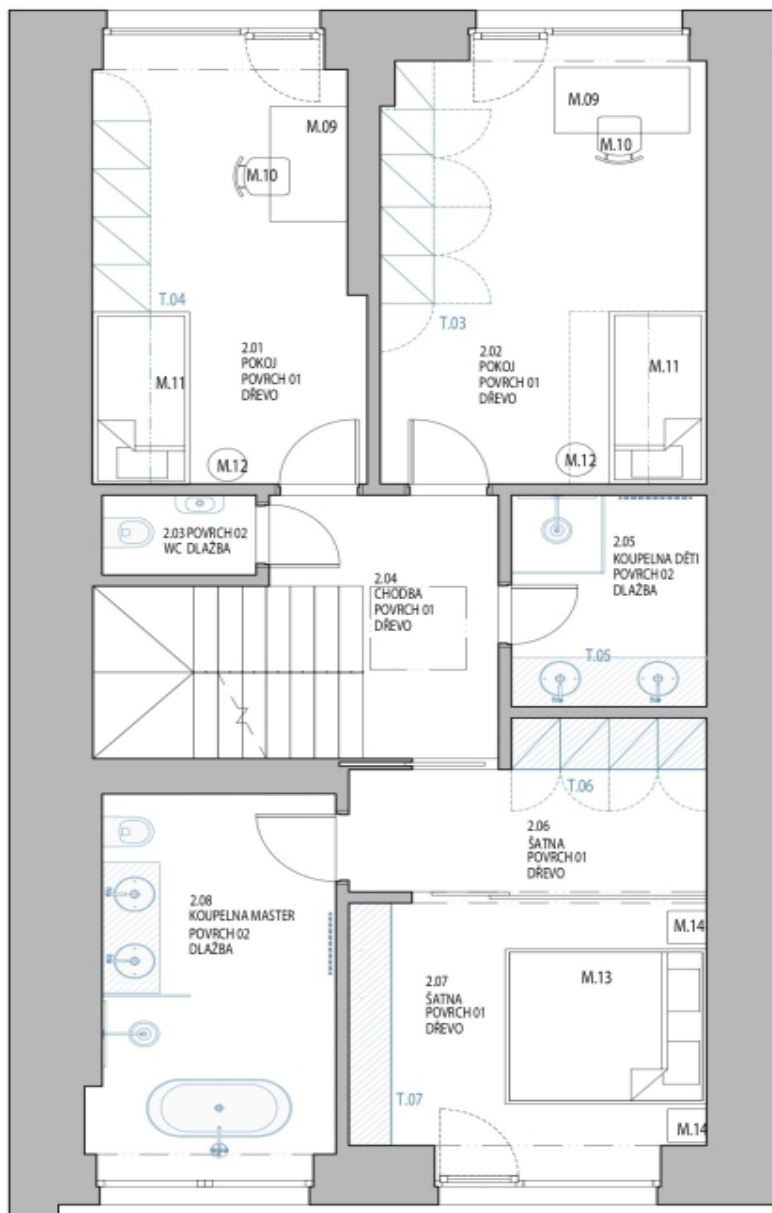
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Možné budoucí dispoziční uspořádání

RD Pod Beránkou
NÁVRH - INTERIÉR
2NP

15Q_A3

A3 1ku 50 0 1,0m 2,0m