



House Four-bedroom (5+kk)

Sold

193 m², Prague 6, Veleslavín, Na Větrníku





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Plot	524 m ²
Foot print	82 m ²
Garden	424 m ²
Parking	Garage for 1 car
Garage	Yes
Cellar	-
PENB	C
Reference number	43107

This high-quality semi-detached house (approved as an apartment) with a garage, garden, and roof terrace, which has undergone a very successful architectural transformation into a modern building, is situated in a popular residential area of Prague 6 in Petřiny with a wide range of civic amenities, plenty of greenery, and just a few minutes by tram or metro from the city center.

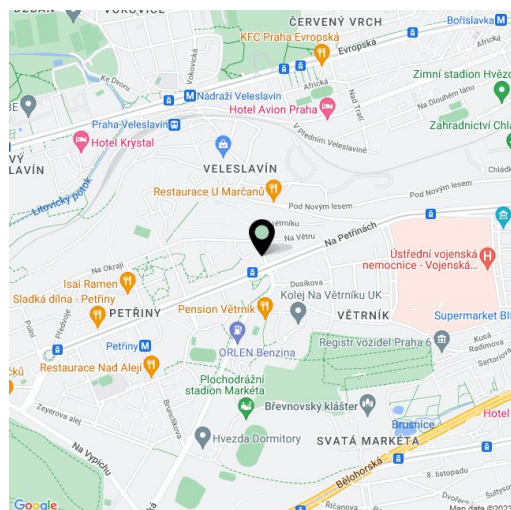
The building follows a sloping plot, so the ground floor of the offered unit has a **garage**, a utility room, a toilet, a hallway, and a vestibule. **The living room with the kitchen** is located on the mezzanine; this level has a **ceiling height of over 1.5 floors**, making the space very bright and airy, and it also opens towards the **garden**. On the 1st floor, there are 2 rooms, a bathroom, a hallway, and a staircase, on the 2nd floor there are 2 bedrooms, a bathroom, and a hall. This floor has access to **the roof terrace**.

The main feature of the interior is a white **steel staircase**. Facilities include triple-glazed **wooden windows** with **exterior window blinds**, teak floors (including bathrooms), **Sapeli** interior doors with concealed hinges, Italian **Artemide** lighting, a Jablotron alarm, a designer kitchen made of **granite** with Bosch and **Miele** appliances (the hob is induction and gas), and built-in wardrobes in the master bedroom. Half of the semi-detached house in which the offered unit is located was rebuilt in 2010 according to the designs of a **renowned architect**; the interior was subsequently further modernized (the last major renovation was in 2016—floors, kitchen). In 2021, the utility room was renovated and equipped with a new **recuperation unit** and a new electric boiler with a water tank supplemented with solar panels. Parking is provided in the **garage**; it is possible to renew the swimming pool on the terrace. Mature trees create a natural barrier in the garden, ensuring **plenty of privacy**.

A perfect location near a tram stop and metro station, within walking distance of a kindergarten and elementary school, a **high school**, a supermarket and other shops, a post office, and medical services. There is a **bike trail** near the house, and you can walk to the **Břevnov Monastery Garden**, the **Hvězda Nature Reserve**, **Ladronka Park**, or the **Libocké Pond**, and the **Divoká Šárka Valley** is also nearby. By car, it is a quick drive to the airport, a tunnel complex, and the Prague Ring Road.

Usable area 193.15 m² (including interior 147.85 m², garage 18.55 m², terrace 26.75 m²), garden approx. 424 m², built-up area approx. 82 m², land approx. 524 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

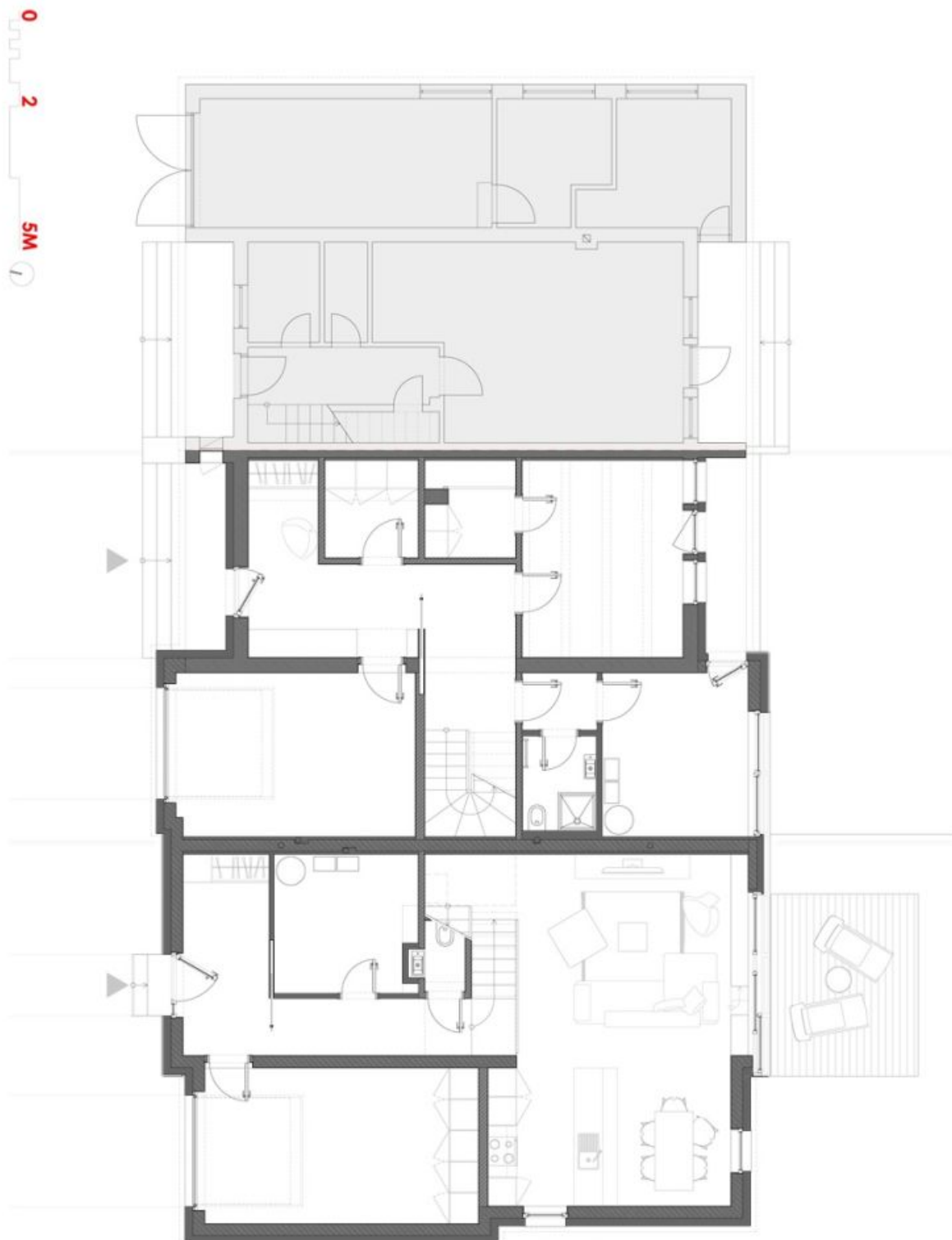




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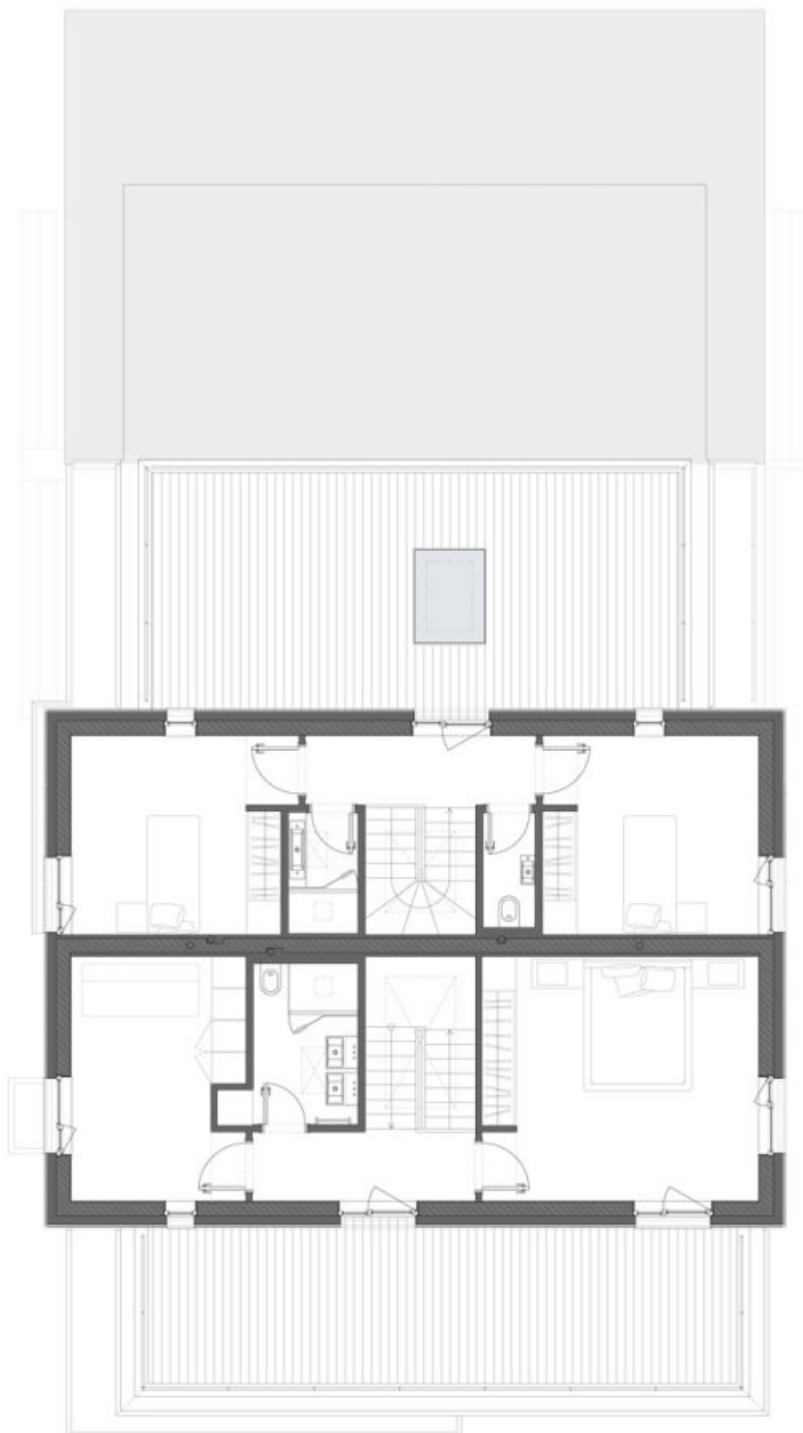




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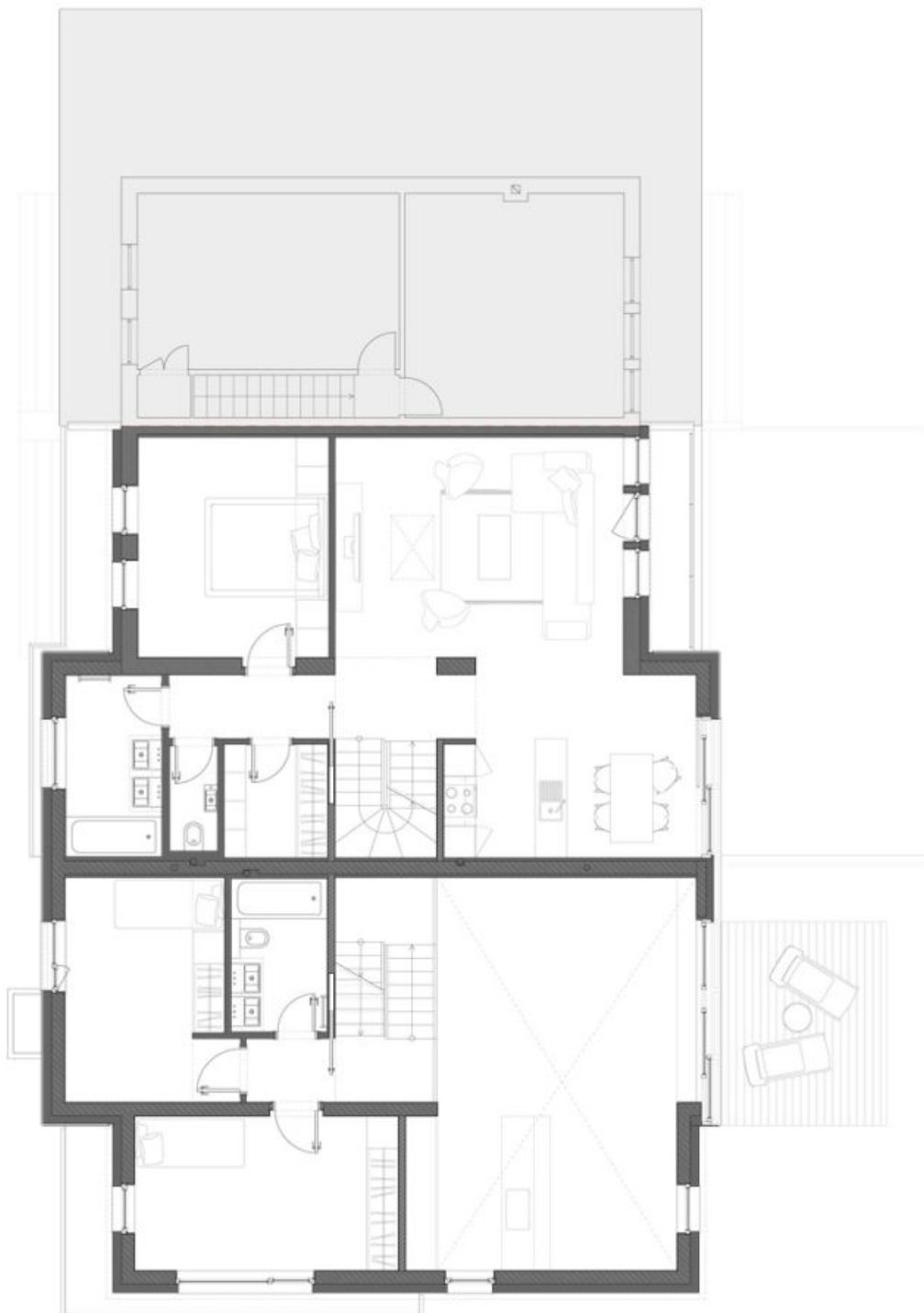




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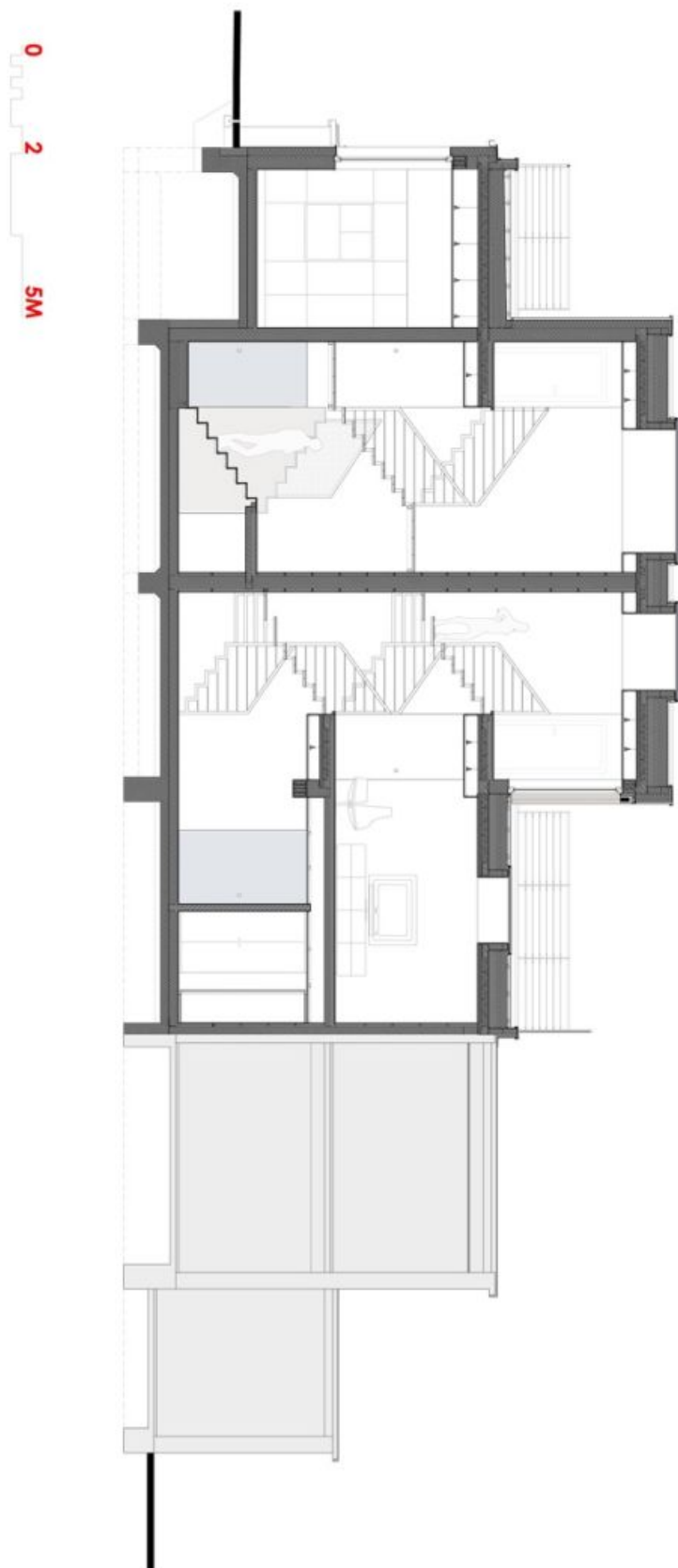




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