



House Bigger than eight bedroom

220 m², Land 601 m² Praha 6, U Ladronky

1 387 100 €



Layout
Bigger than eight bedroom

Area
220 m²

Land
422 m²

We are delighted to present the opportunity to acquire a villa consisting of three residential units, nestled in a traditional residential area, just a stone's throw from Ladronka Park.

This property, built in 1934, was expanded in the late 1970s to include winter gardens. It is set on a plot of 601m², with a built-up area of 179 m². The villa features a basement, and each residential unit benefits from its own heating and hot water systems.

Conveniently located within walking distance, public transport stops provide easy access to local amenities. Just a 2-minute stroll takes you to the bus stop servicing routes to the airport and Anděl (Metro B), while a tram stop connecting to Metro A stations Malostranská and Hradčanská is a mere 7 minutes away. The property enjoys excellent access to the tunnels and the city ring road for those travelling by car.

The surrounding area offers a variety of conveniences, including private nurseries, a primary school, a polyclinic, supermarkets, shops, restaurants, and other essential services.

Price	1 387 100 €
Built-up area	179 m ²
Floor area	220 m ²
Land	422 m ²
Cellar	100 m ²
Building energy rating	G

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Please note that interior photographs are not included in this advertisement to respect tenant privacy.

Due to the age of the property and the nature of renovations carried out post-1947, an energy performance certificate has not been processed, and the energy efficiency class is rated G

VÁŠ MAKLÉR



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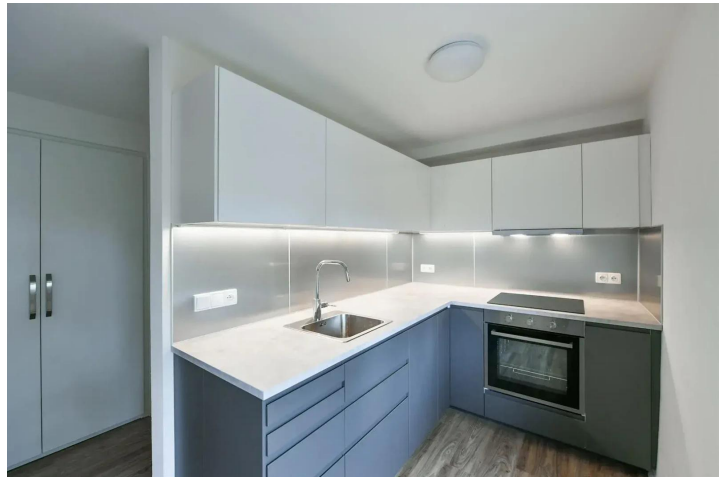
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