



House Five-bedroom (6+kk)

Ask for price

1 093 m², Prague 6, Dejvice, Nad Patankou



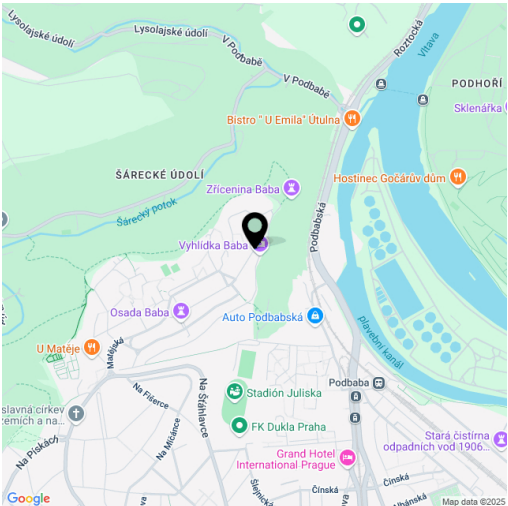


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Total area	1 093 m²
Plot	864 m²
Foot print	369 m²
Garden	495 m²
Floor area	700 m²
Terrace	393 m²
Parking	Garage for 4 large cars
Cellar	Yes
PENB	C
Reference number	109428



This stunning modern villa proudly stands in the prestigious Baba residential enclave in Dejvice, an iconic housing estate for Prague's 1930s elite. Designed by a renowned contemporary Czech architect, the villa sits atop a promontory above the Vltava Valley. Its elevated position, combined with expansive terraces and fully glazed high-end interiors, offers breathtaking panoramic views of Prague. The newly-build villa was awarded first place among residential projects in a prestigious international architectural competition.

Key criteria:

- **Prestigious address** in a neighborhood of 1930s villas designed by renowned Czech architects such as Josef Gočár, Pavel Janák, or Ladislav Žák
- **Elegant house with elements of Functionalist architecture** interpreted in a contemporary form: flat roofs, sun terraces, glazed façades, nautical features such as a captain's bridge, and round windows
- **Interior floor area of 700 m²**
- **Spacious terraces** totaling 393 m²
- Plot size of 864 m², including a 495 m² garden
- Exceptional views from the glazed interior, terraces, and sunroof
- **Inner atrium** with natural light reflecting on the water surface, creating a dynamic atmosphere depending on the time of day or night
- Clearly defined layout offering maximum privacy to residents
- **Fully furnished** interiors in an understated minimalist style, including **designer furniture** and **selected artworks**
- Garage for **4 large vehicles**
- **Schindler 3300 personal elevator** with a cabin designed by the **architect**, clad in stone and alcantara
- Sale via transfer of 100% ownership in a commercial company

Property description:

- 3 above-ground and 1 underground level
- **A 140 m² fully glazed main living area with panoramic views**
- **A 170 m² rooftop terrace overlooking the Vltava Valley** and a 25 m² green roof
- Custom-designed kitchen with a **Nero Assoluto** stone countertop, built-in premium appliances by **Miele** and **Gaggenau**, and a cooking island on the main living floor
- **Pantry with adjustable cooling**
- Two beautiful terraces (30 m² and 18 m²) connected to the living area



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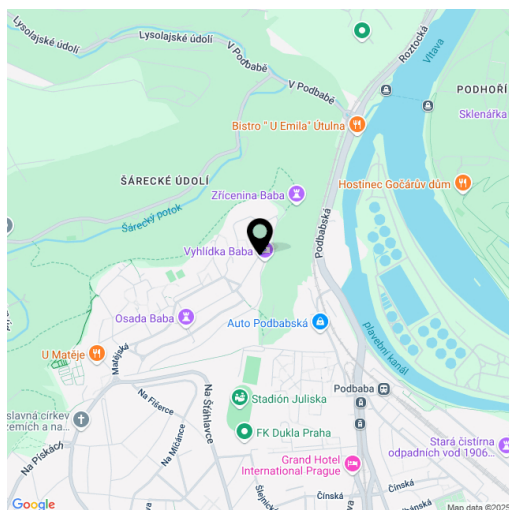
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- Generously designed master bedroom with a study (38 m²) and views of **Prague Castle**
- Two children's bedrooms
- Guest room with private bathroom
- **Air-conditioned wine cellar** with wooden shelving and humidifier for temperature and humidity control
- Home fitness equipped with exclusive **Technogym Personal Line machines**
- **MAFI OAK Nero brushed wood floors, Nero Assoluto, Bianco Carrara, and Nero Impala** stone tiles, and carpets
- Interior upholstery in alcantara
- Custom built-in furniture
- Lighting system utilizing **light tubes** and skylights
- **Premium technical equipment:**

- **Air-conditioning** in all rooms
- **Underfloor heating** throughout the house
- Ventilation and **heat recovery**
- **Heat pump** and geothermal boreholes
- **CCTV system**
- **Electronic security system**
- **Crestron** smart home system

This beautiful location, once favored by Prague's elite in the 1930s, has retained its exceptional prestige and is protected as a **municipal heritage zone**. The quiet neighborhood, full of the **1930s charm**, continues to attract discerning residents seeking top-tier living in an architecturally valuable environment. Prague 6 also offers complete amenities and institutions—**international schools**, universities, cultural venues, excellent restaurants—and plenty of greenery thanks to the vast **Šárka-Lysolaje Natural Park**. Quick access to the city ring road and D7 highway allows for convenient travel throughout Prague and to the **Václav Havel Airport**.

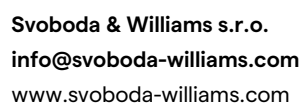
Floor area 700 m², terraces: 393 m², plot 864 m².



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