



🏠 395 m<sup>2</sup> 📄 Nad Rážákem, Praha 12 - Modřany 📦 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |  |                  |                          |
|------------------------------------|--|------------------|--------------------------|
| Order number                       | <b>N5579</b>                           | Price            | <b>Sold</b>              |
| Address                            | <b>Nad Rážákem, Praha 12 - Modřany</b> | Type             | <b>Houses</b>            |
| Category                           | <b>Family House</b>                    | Usable area      | <b>395 m<sup>2</sup></b> |
| Number of rooms                    | <b>5 and more rooms</b>                | Offer status     | <b>Sold</b>              |
| Land area                          | <b>755 m<sup>2</sup></b>               | Built up area    | <b>242 m<sup>2</sup></b> |
| Floor area                         | <b>368 m<sup>2</sup></b>               | Garden area      | <b>513 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>      | Number of floors | <b>2</b>                 |
| Number of underground floors       | <b>1</b>                               | Device           | <b>Partly</b>            |
| Parking                            | <b>2</b>                               | Garage           | <b>Yes</b>               |
| Balcony                            | <b>16 m<sup>2</sup></b>                | Terrace          | <b>41 m<sup>2</sup></b>  |
| Cellar                             | <b>Yes</b>                             |                  |                          |

## About real estate

We offer for sale a First Republic four-storey villa built in 1922. In 2001 it underwent a complete reconstruction by architect and expert of the First Republic architecture David Vávra. With humor, he called this unique architecture 'rustic cubism', or even better 'baráčnice-jurkovičovské wooden art deco'. The dominant cubist facade of the ground floor is complemented by a wooden gable with a porch, which bear elements of a folk architecture. Its extension to the dining room from 2001 respects the style and material of the original building, acting as if it were part of the original architectural plan. During the reconstruction, all valuable architectural and interior elements were consistently preserved, top and above-standard materials were used. This extraordinary reconstruction was often published in professional magazines and television programs about housing.

Villa 9+1 with a usable area of 395 sqm is located on a corner plot in Čechov district, which is part of Modřany, Prague 4. The house is entered from the vestibule, which is connected to a covered stylish wooden parking shed for two cars, from where is an access to the main living area and the basement. There is a laundry room, boiler room and workshop/warehouse.

The entire ground floor serves as the main living area with a fireplace tiled stove equipped with an oven. It is loosely connected to the open kitchen and kitchen island equipped with built-in branded appliances Siemens and Liebherr. Adjacent spacious dining room in a glass annex has a panoramic view, entrance to the terrace and garden at the back of the house. There is also a study separable by a sliding door and a bathroom with a toilet. The outdoor terrace is made of tropical wood and has a hot tub for four people.

On the second floor there are three bedrooms, two bathrooms and two dressing rooms, in the air-conditioned attic there are three more rooms.

Set in the greenery of a quiet residential area, the villa is surrounded by a 513 sqm perfectly maintained garden with stone walkways and wooden garden accessories. Part of the garden in front of the house is a brick-stone decorative pond with fish, comfortable seating made of teak wood and barbecue. In the back, which connects to the outdoor terrace, there is a stone table and a stylish garden house in the corner. According to the architects design, a replica of the original fencing made of white facing bricks and wooden fields was newly built around the entire plot towards the street.

All the civic amenities are in the area: shops, restaurants, schools and kindergartens, cinema, post office, clinic. Public transport 3 minutes walk from the house with direct connection to the center by several lines. In the vicinity there is a forest and natural monument Modřanská ravine, paths for pedestrians and cyclists along the Vltava.