



🏠 755 m<sup>2</sup> 📖 Praha 5 🏠 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>N7087</b>	Price	<b>on request</b>
Address	<b>Praha 5</b>	Type	<b>Lands</b>
Category	<b>Housing</b>	Land area	<b>755 m<sup>2</sup></b>

## About real estate

We offer for sale a building plot of 755 sqm on Filmařská street, a popular location near the Barrandov studios. The plot is seamlessly connected to other residential properties. The almost rectangular shaped plot is slightly sloping. Complete utilities are at the plot, sewerage network is routed on the plot. According to the zoning plan it is OB, i.e. purely residential.

In cooperation with the architectural studio de.fakto, a study of a modern villa was created, which meets the current requirements of customers. The villa was designed with respect to the location of the plot with maximum use (582 sqm of living space), the possibility of views (terraces and roof garden 305 sqm), maintaining privacy and with an emphasis on the brightness of the interiors.

The overall concept is built in such a way that the top floor of the villa has a social area with kitchenette and terraces. This allows for beautiful views of the valley. Below this floor is a zone of study rooms and a guest suite. At the same time, a garage is located on this floor, which is connected to the street zone. It is designed for three garage parking spaces and one outside on the property. The next floor has a master bedroom and garden facing rooms. The last basement floor is equipped with technology, the client will find a wellness area, gym, storage and laundry.

The Barandovská quarter has been a popular location since the establishment of film studios in the 1930s. Many villas have undergone an interesting history. The view over the valley to the Vltava River is also unrepeatably. Transport access to the centre is provided by the Barandov Bridge, and public transport can be conveniently reached by tram. Václav Havel Airport is accessible by car in 15 minutes.