



For sale: First-Republic Villa with private garden and unique character: Prague 10 - Strašnice
Praha

price on request

registration number	26114
type of contract	sale
area	392 sqm
floor	ground floor
PENB energy label	G

property type	house
property subtype	villa, family house, residence
land area	788 sqm
terrace	no

Exclusively offered for sale, this exceptional First-Republic villa dating from 1906 is situated in a quiet and sought-after residential area of Prague 10 - Strašnice, on a peaceful one-way street. The villa offers a rare combination of timeless elegance, authentic historic character and modern comfort. Throughout its long history, the property has retained its distinctive atmosphere and many of its original architectural features, creating a truly unique sense of place and character. The first major renovation was carried out in 1987, with particular care taken to preserve the villa's original architectural character and features. Further extensive renovation took place between 2017 and 2019, including a new roof, new water and electrical installations, insulation of the building and the installation of bespoke wooden replicas of the original windows, fitted with insulating double glazing. In 2022, a new condensing gas boiler was installed. Layout: Main floor: entrance hall, kitchen with pantry, spacious living room with a summer garden and direct access to the terrace and garden, two bedrooms, dressing room, bathroom with WC and staircase First Floor: hall, terrace, one bedroom, bathroom, separate WC, storage room and two attic spaces Lower Ground Floor: storage areas The villa offers a generous 392 sqm of usable floor area, providing ample space for comfortable family living as well as the possibility of creating an impressive private residence or representative company headquarters. The property occupies a total plot of 788 sqm, and a beautiful 576 sqm private garden. The mature garden, with established trees and shrubs, provides a wonderful sense of privacy and tranquillity. The terrace extend the living areas towards the garden and offer an ideal setting for relaxation, entertaining and enjoying the greenery throughout the seasons. The property also includes on-site parking. Prague 10 - Strašnice is a well-established and highly sought-after residential district of Prague, known for its pleasant residential atmosphere, mature greenery and excellent access to the city centre. The villa is located on a quiet one-way street with minimal traffic, while everyday amenities are within easy reach. The surrounding area offers a wide selection of cafés, restaurants, shops, schools and other services, together with convenient public transport connections to central Prague. This distinctive historic villa will appeal to those looking for more than simply a spacious home - a property with history, authentic character, privacy, a mature garden and a truly individual atmosphere, combined with the comforts of contemporary living.