



House Eight-bedroom (9+1)

486 m², Prague 4, Krč, K Habrovce

€ 1 456 900 | CZK 36 000 000





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Usable area	486 m²
Plot	520 m²
Foot print	256 m²
Garden	264 m²
Floor area	477 m²
Balcony	9 m²
Parking	Garage
Garage	Yes
Cellar	Yes
Reference number	101814

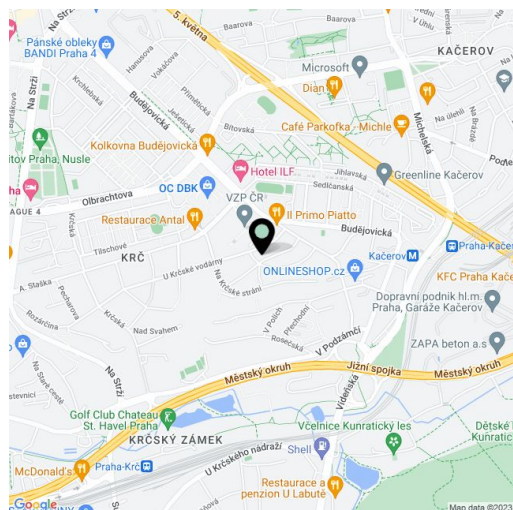
This multi-generational family house with 4 separate apartments, beautiful views, a garage, and a large semi-basement suitable for creating a non-residential space is surrounded by a mature garden in a completely quiet side street near the Budějovická metro station and the Habrovka forest park.

The ground floor currently consists of 2 apartment units: a studio apartment (40.7 m²) and 1-bedroom apartment (64.41 m²); the entire 1st floor consists of a 3-bedroom apartment (107.49 m²) and on the 2nd floor is a 1-bedroom apartment (75.84 m²) with a sunny terrace offering wonderful views of the surrounding area. The basement of 114.25 m² contains cellars, storage space, a workshop, and a garage with direct access to the house.

The house is in a condition requiring complete reconstruction. Windows are plastic; gas heating. The original craftsmanship elements are preserved in the interior, for example, the staircase, railings, or parquet floors; a semi-circular, southeast-facing bay window adds a distinctive character. The garden faces northwest; nicely grown trees provide welcome shade in the summer.

The house is situated in a wonderful location, away from the hustle and bustle of the city and at the same time within walking distance of everything you need. Literally just a few steps from the house is a health clinic, a shopping center with a supermarket, a metro station (line C), and a bus stop. A station of the new metro line D is being built nearby. There are also elementary schools and kindergartens as well as nurseries, a high school, and the private Prime Institut management school is within a short walking distance. The Habrovka forest park is located a short distance away, and there are also several sports fields nearby: tennis and beach volleyball courts, football, baseball, and softball fields.

Usable area 485.63 m² (of which balcony 9 m²), built-up area 256 m², garden 264 m², land 520 m².



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Architectural floor plan of the first floor of a building. The plan shows various rooms including a large hall (SUTERÉN) with a staircase, a parking area with a car, and several smaller rooms. Rooms are labeled with their names, numbers, and areas in square meters. The layout includes walls, doors, windows, and furniture like a car and a staircase.

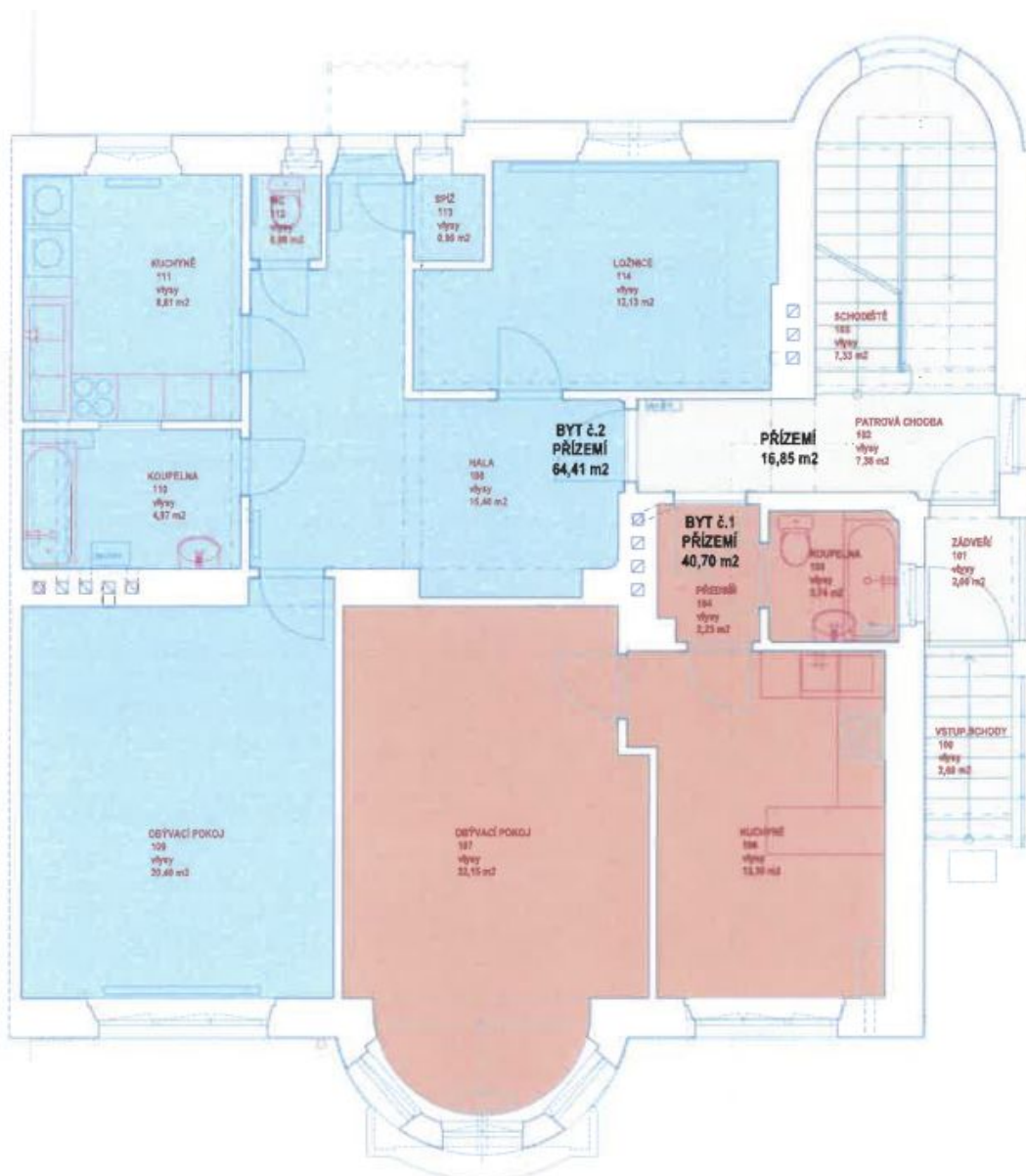
Room Name	Room Number	Area (m²)
PRÁDELNA	010	16,38
SKLAD	002	4,40
CHODBA	001	10,88
SKLAD	003	0,51
SKLAD	004	3,15
SUTERÉN	114,25	114,25
CHODBA	005	4,09
SKLAD	006	19,24
CHODBA	007	15,85
SKLAD	008	19,62



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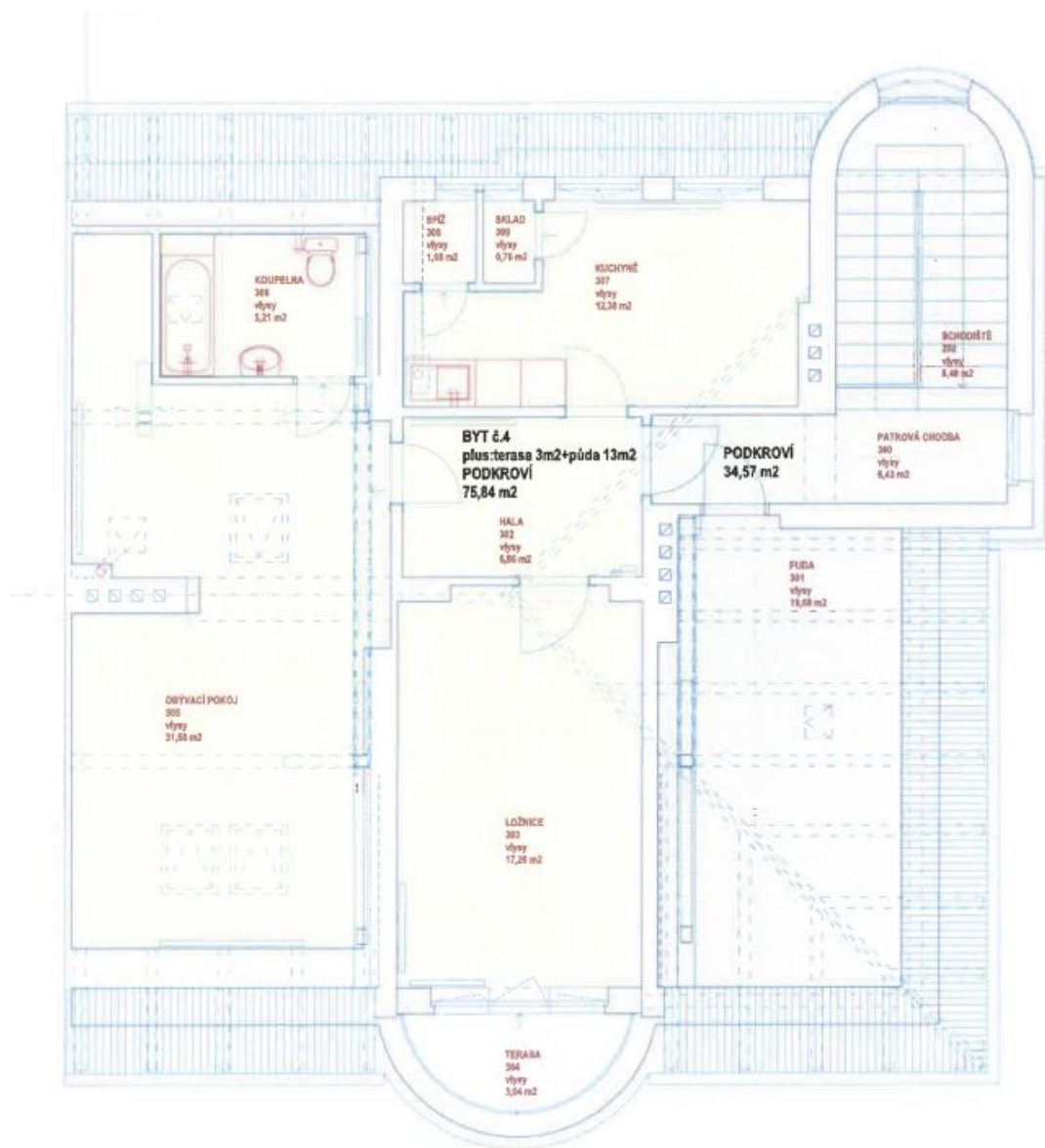




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