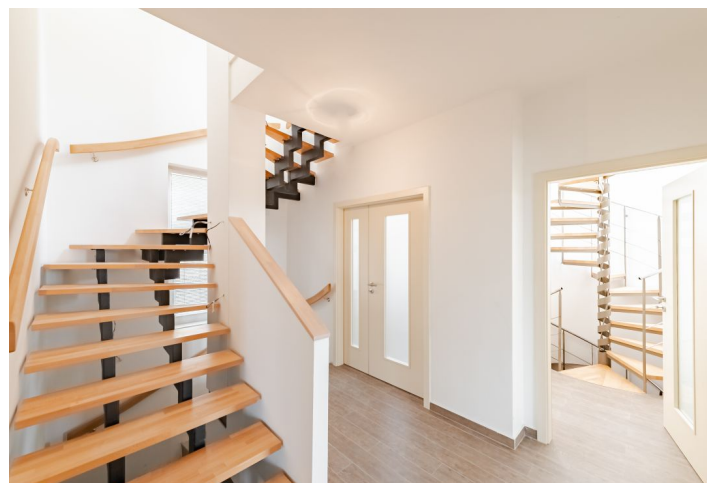




House Five-bedroom (6+kk)

€ 1 210 036 | CZK 29 900 000

357 m², Prague 4, Krč, Krčská



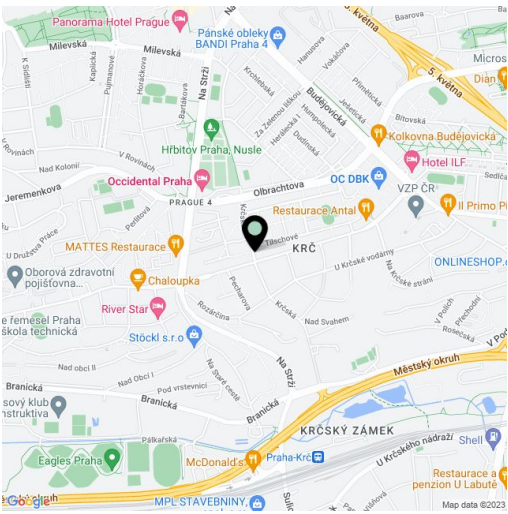


House Five-bedroom (6+kk)

€ 1 210 036 | CZK 29 900 000

357 m², Prague 4, Krč, Krčská

Plot	594 m²
Foot print	154 m²
Garden	154 m²
Parking	2 garage parking spaces
Cellar	Yes
PENB	D
Reference number	100459



This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout enables a seamless combination of residential and business purposes.

In the basement are 2 separate rooms (offices) with windows towards the **garden**, 2 workshops, a toilet, a shower bathroom, large and small storage spaces, a corridor, and a staircase hall. On the 1st floor is a generously sized living room with a preparation for a kitchen, a pantry, a hall, a toilet, a storage room, and a utility room. The 2nd floor consists of a master bedroom with an en-suite bathroom and a **balcony**, another 2 bedrooms with access to a **sunny terrace**, a central bathroom, a stairwell, and a **winter garden**. The **south-facing terrace** offers nice views of the surrounding area, and the balcony is **west-facing towards the garden** lined with **mature greenery**.

The house is almost completely renovated; windows are plastic with interior blinds. Gas heating. Parking in a **double garage**.

The surrounding rich greenery of the **Habrovka forest park** provides a pleasant seclusion from the hustle and bustle of the city, but at the same time the place is very accessible and everything you need is within walking distance. A kindergarten and elementary school, high school, polyclinic, shopping center, and several restaurants are about a 10-minute walk away, and there is a sports field with tennis courts near the house. The Budějovická metro station (line C) can be reached on foot or within 5 minutes by bus, and the Olbrachtova or Nádraží Krč future station of line D will be even closer.

Usable area 357 m², built-up area 154 m², garden 440 m², plot 594 m².



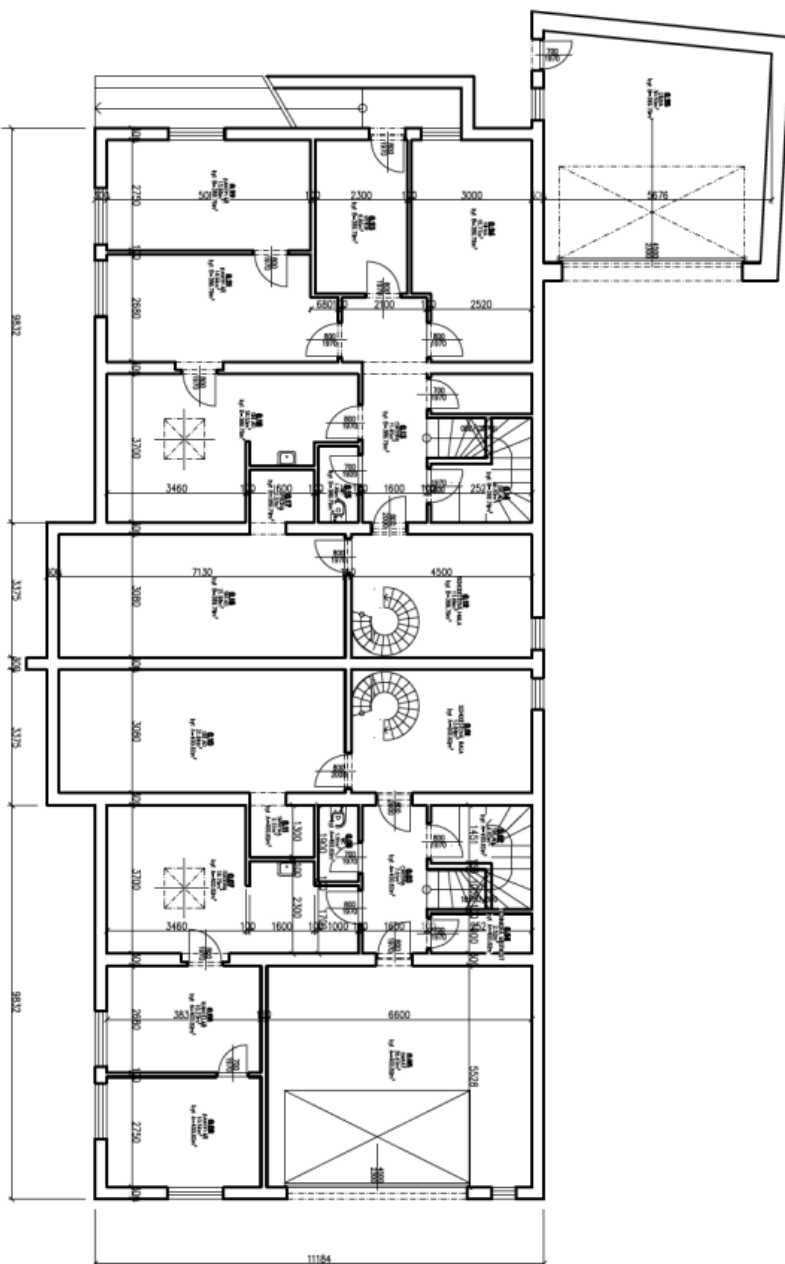
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357 m², Prague 4, Krč, Krčská

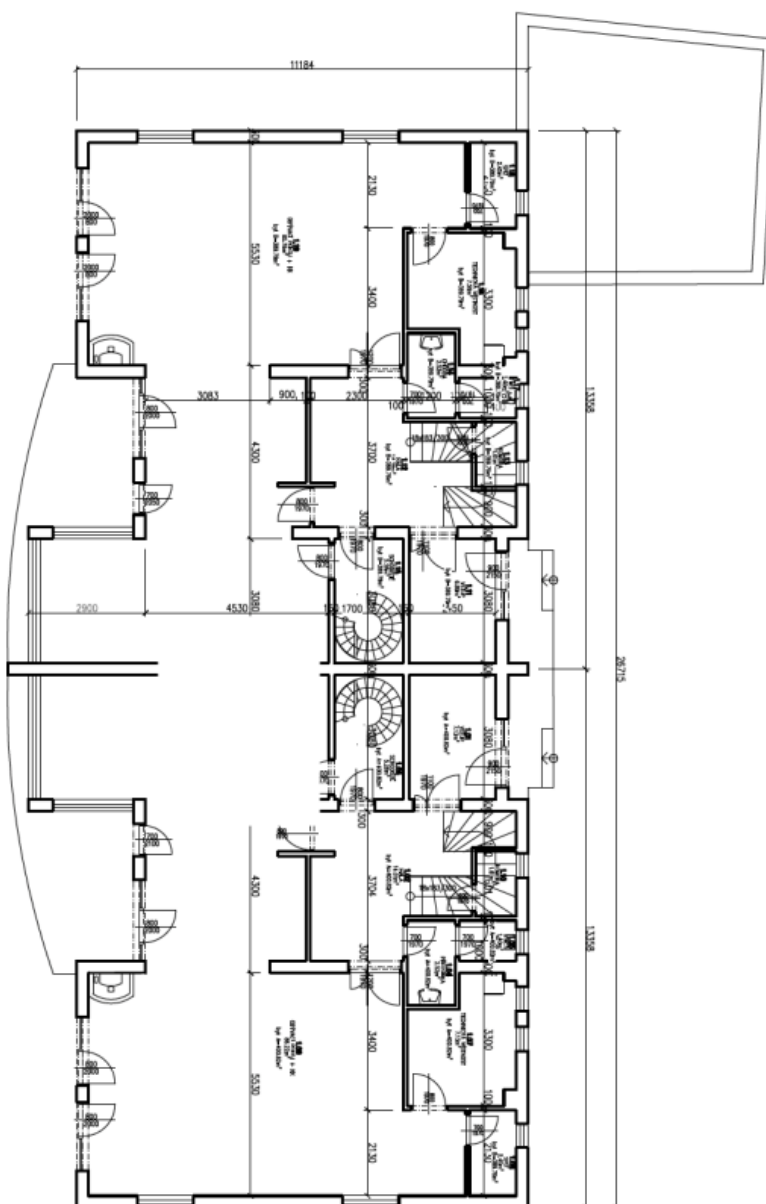
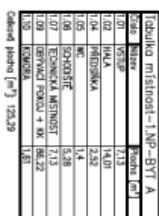
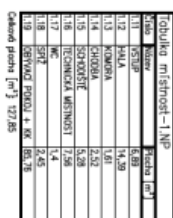
Číslo	Název	Podlaží	Průměr [m²]
01	Obývací pokoj	1. PP	11.80
02	Kuchyň	1. PP	11.45
03	Obývací pokoj	1. PP	11.45
04	Kuchyň	1. PP	11.45
05	Obývací pokoj	1. PP	11.45
06	Kuchyň	1. PP	11.45
07	Obývací pokoj	1. PP	11.45
08	Kuchyň	1. PP	11.45
09	Obývací pokoj	1. PP	11.45
10	Kuchyň	1. PP	11.45
11	Obývací pokoj	1. PP	11.45
12	Kuchyň	1. PP	11.45
13	Obývací pokoj	1. PP	11.45
14	Kuchyň	1. PP	11.45
15	Obývací pokoj	1. PP	11.45
16	Kuchyň	1. PP	11.45
17	Obývací pokoj	1. PP	11.45
18	Kuchyň	1. PP	11.45
19	Obývací pokoj	1. PP	11.45
20	Kuchyň	1. PP	11.45
21	Obývací pokoj	1. PP	11.45
22	Kuchyň	1. PP	11.45
23	Obývací pokoj	1. PP	11.45
24	Kuchyň	1. PP	11.45
25	Obývací pokoj	1. PP	11.45
26	Kuchyň	1. PP	11.45
27	Obývací pokoj	1. PP	11.45
28	Kuchyň	1. PP	11.45
29	Obývací pokoj	1. PP	11.45
30	Kuchyň	1. PP	11.45
31	Obývací pokoj	1. PP	11.45
32	Kuchyň	1. PP	11.45
33	Obývací pokoj	1. PP	11.45
34	Kuchyň	1. PP	11.45
35	Obývací pokoj	1. PP	11.45
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37	Obývací pokoj	1. PP	11.45
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41	Obývací pokoj	1. PP	11.45
42	Kuchyň	1. PP	11.45
43	Obývací pokoj	1. PP	11.45
44	Kuchyň	1. PP	11.45
45	Obývací pokoj	1. PP	11.45
46	Kuchyň	1. PP	11.45
47	Obývací pokoj	1. PP	11.45
48	Kuchyň	1. PP	11.45
49	Obývací pokoj	1. PP	11.45
50	Kuchyň	1. PP	11.45

Číslo	Název	Podlaží	Průměr [m²]
01	Obývací pokoj	1. PP	11.80
02	Kuchyň	1. PP	11.45
03	Obývací pokoj	1. PP	11.45
04	Kuchyň	1. PP	11.45
05	Obývací pokoj	1. PP	11.45
06	Kuchyň	1. PP	11.45
07	Obývací pokoj	1. PP	11.45
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16	Kuchyň	1. PP	11.45
17	Obývací pokoj	1. PP	11.45
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19	Obývací pokoj	1. PP	11.45
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39	Obývací pokoj	1. PP	11.45
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41	Obývací pokoj	1. PP	11.45
42	Kuchyň	1. PP	11.45
43	Obývací pokoj	1. PP	11.45
44	Kuchyň	1. PP	11.45
45	Obývací pokoj	1. PP	11.45
46	Kuchyň	1. PP	11.45
47	Obývací pokoj	1. PP	11.45
48	Kuchyň	1. PP	11.45
49	Obývací pokoj	1. PP	11.45
50	Kuchyň	1. PP	11.45



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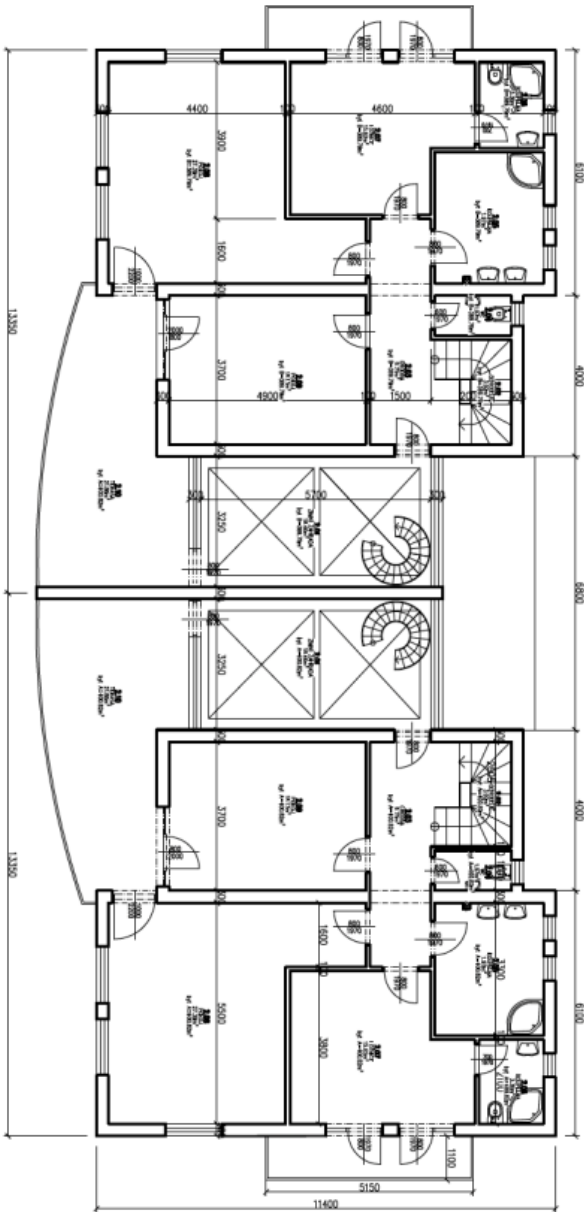
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357 m², Prague 4, Krč, Krčská

Číslo popisné - 2NP - BYT B		
Číslo	Podlaží	Plocha (m²)
2/01	2NP	18,46
2/02	2NP	18,46
2/03	2NP	18,46
2/04	2NP	18,46
2/05	2NP	18,46
2/06	2NP	18,46
2/07	2NP	18,46
2/08	2NP	18,46
2/09	2NP	18,46
2/10	2NP	18,46

Číslo popisné - 2NP - BYT A		
Číslo	Podlaží	Plocha (m²)
2/01	2NP	18,46
2/02	2NP	18,46
2/03	2NP	18,46
2/04	2NP	18,46
2/05	2NP	18,46
2/06	2NP	18,46
2/07	2NP	18,46
2/08	2NP	18,46
2/09	2NP	18,46
2/10	2NP	18,46

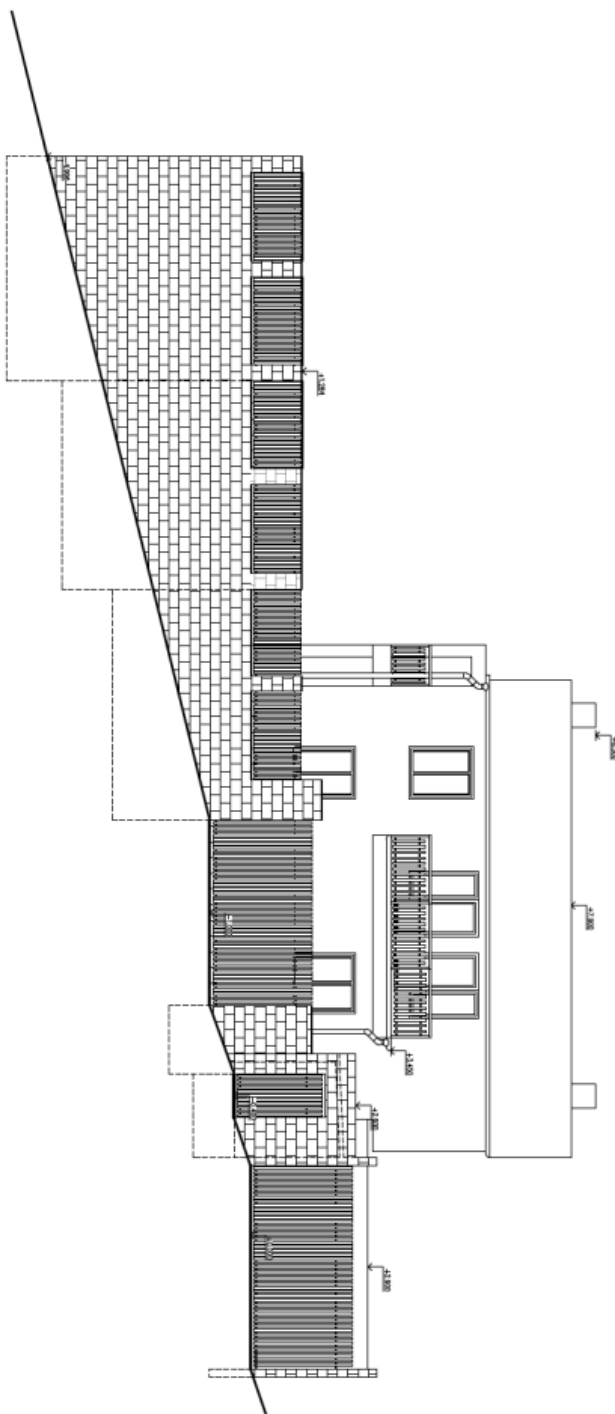




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