



## Land

401 m<sup>2</sup>, Prague 4, Braník, Pod Křížkem

€ 713 175 | CZK 17 890 000





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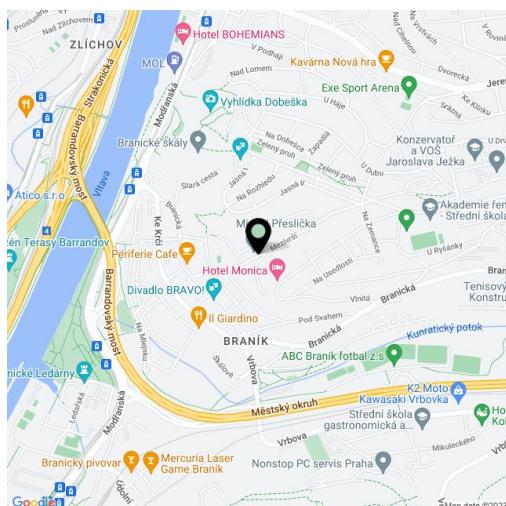
Price per sq. m.	44 613 CZK
Total area	401 m <sup>2</sup>
Land type	Housing
Reference number	102315

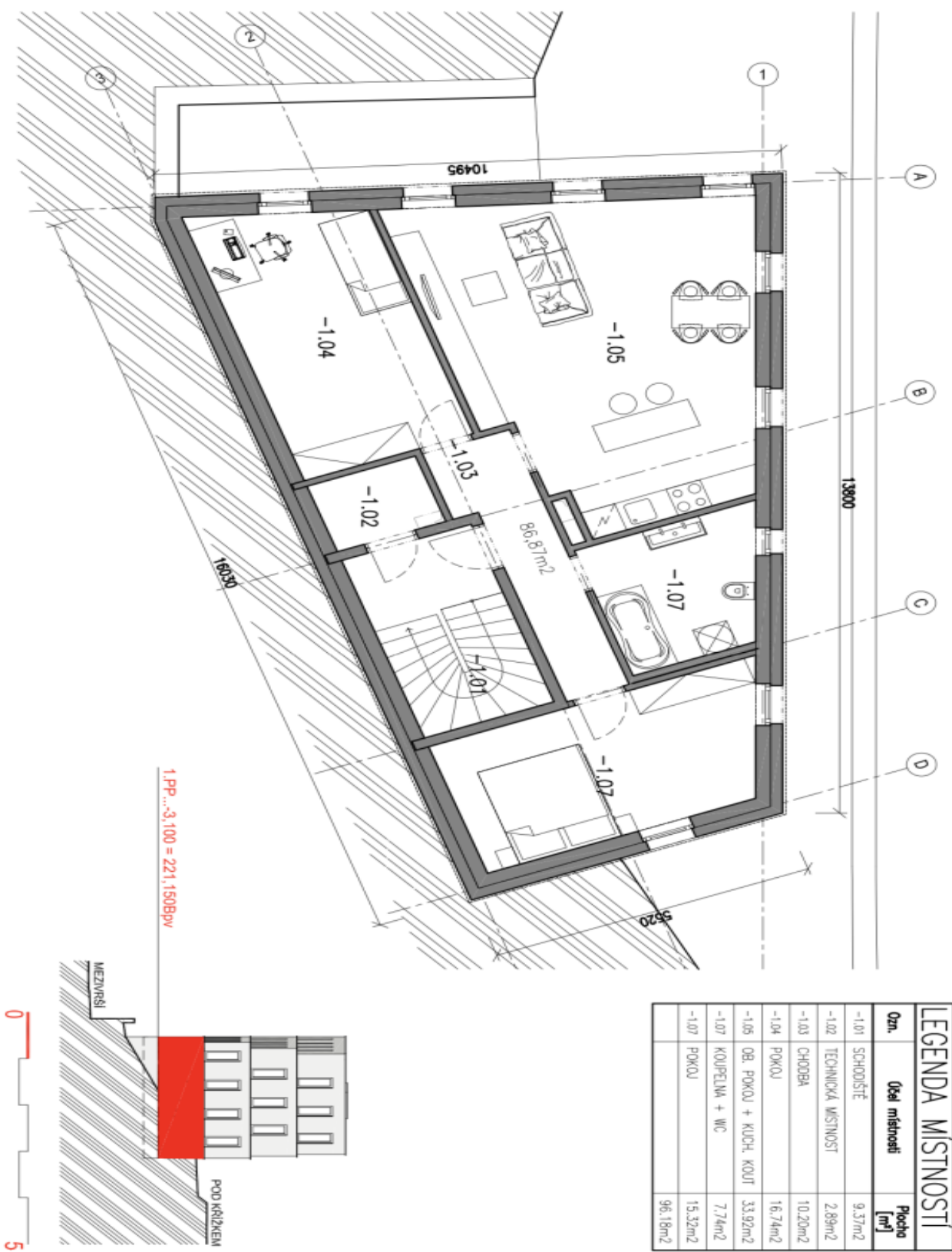
**This building plot with a zoning decision and project for the construction of a house with 3 residential units is located in a unique part of a popular residential area in Prague 4 - Braník Dobeška, providing wonderful views, plenty of greenery, and convenient access to all services.**

The property is **connected to utility networks**: sewerage, water, electricity, and gas. Access is via a lit asphalt road with a sidewalk. The offer includes a **project for the construction of a villa with three residential units** of different sizes, one underground floor and three floors above ground. Alternatively, it is also usable as a multi-generational family house.

**Excellent location**, just a few steps from a kindergarten and elementary school as well as a supermarket, there is a pharmacy, restaurant and cafe nearby. The **Branické skály natural monument** surrounds the residential district full of architecturally successful buildings. There is a bus and tram stop within walking distance, and within a few minutes you can reach the Smíchovské nádraží, Budějovická, or Kačerov metro stations. By car, it is possible to quickly connect to the Southern Junction.

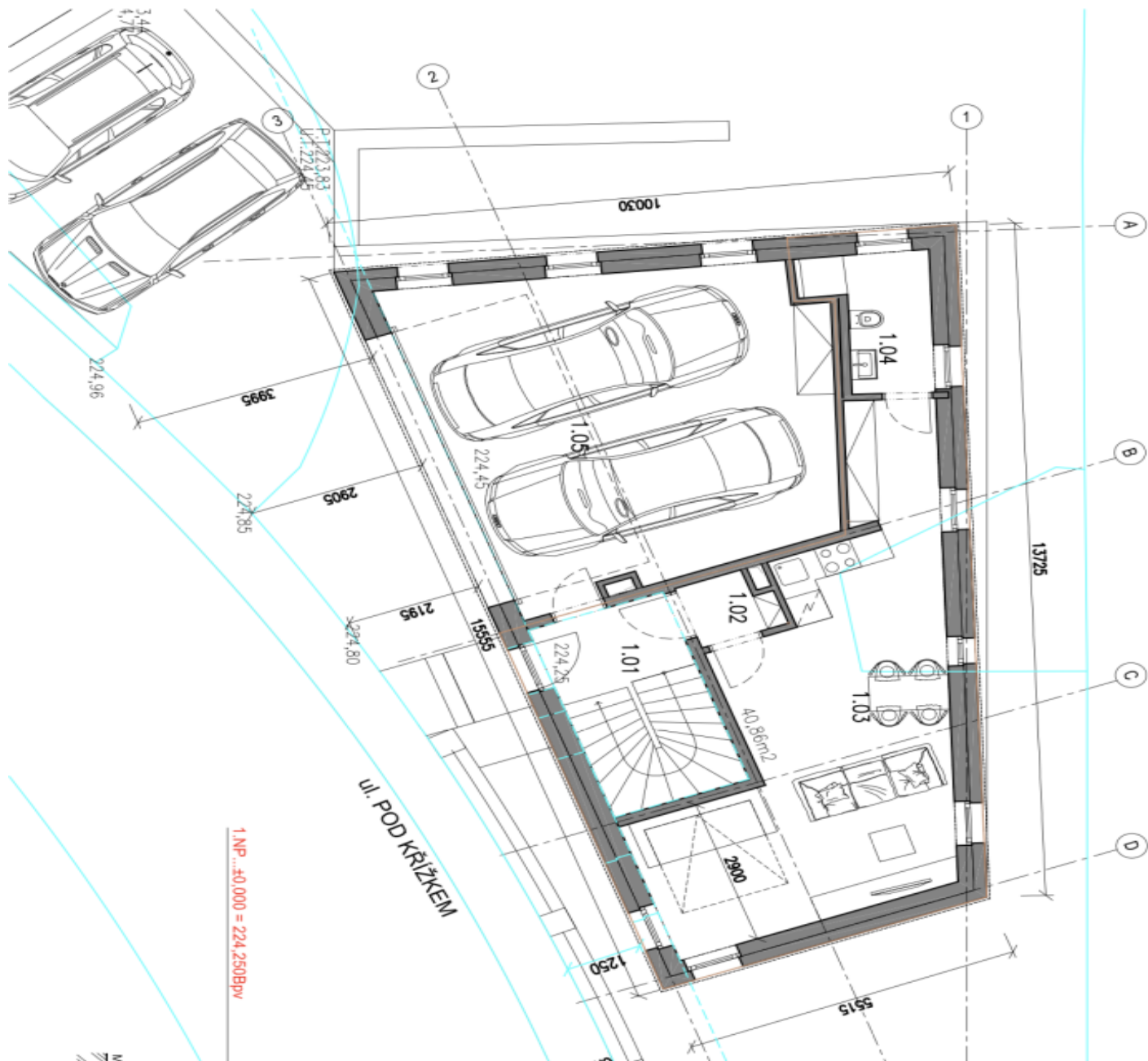
Total area 401 m<sup>2</sup>.



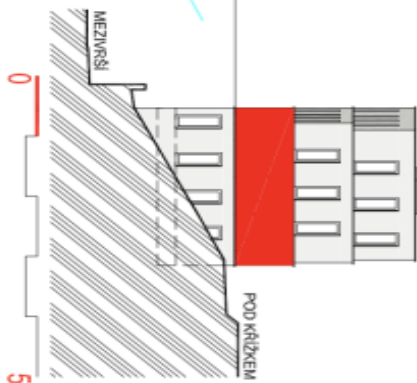


1.PP...3:100 = 221,150Bpv

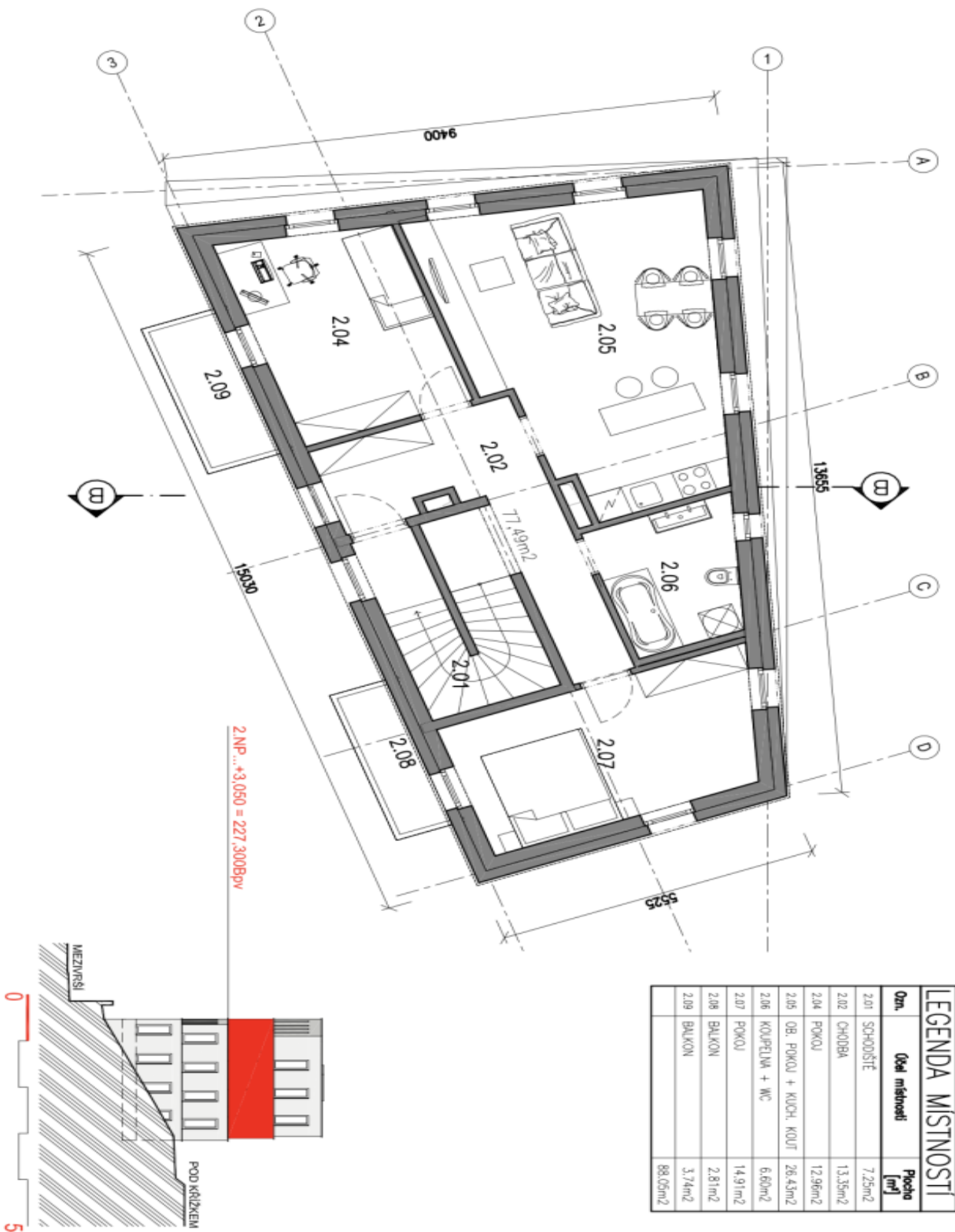
LEGENDA MÍSTNOSTI		
Ozn.	Osobí místnosti	Plocha [m <sup>2</sup> ]
-1.01	SCHODIŠTĚ	9,37m <sup>2</sup>
-1.02	TECHNICKÁ MÍSTNOST	2,89m <sup>2</sup>
-1.03	CHODBA	10,20m <sup>2</sup>
-1.04	POKOU	16,74m <sup>2</sup>
-1.05	OB. POKOU + KUCH. KOUČI	33,92m <sup>2</sup>
-1.07	KOUPELNA + WC	7,74m <sup>2</sup>
-1.07	POKOU	15,32m <sup>2</sup>
		96,18m <sup>2</sup>



1 NP...:40.000 = 224.250Bpv



LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m <sup>2</sup> ]
1.01	SCHODIŠTĚ	9,35m <sup>2</sup>
1.02	CHODBA	1,70m <sup>2</sup>
1.03	OB. POKOJ + KUCH. KOUT	33,14m <sup>2</sup>
1.04	KOUPELNA	4,52m <sup>2</sup>
1.05	GARŽ	39,02m <sup>2</sup>
		87,73m <sup>2</sup>



LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m <sup>2</sup> ]
2.01	SCHODIŠTĚ	7,25m <sup>2</sup>
2.02	CHODBA	13,35m <sup>2</sup>
2.04	POKOU	12,96m <sup>2</sup>
2.05	OB. POKOU + KUCH. KOUT.	26,43m <sup>2</sup>
2.06	KOUPELNA + WC	6,60m <sup>2</sup>
2.07	POKOU	14,91m <sup>2</sup>
2.08	BALKON	2,81m <sup>2</sup>
2.09	BALKON	3,74m <sup>2</sup>
		88,05m <sup>2</sup>

