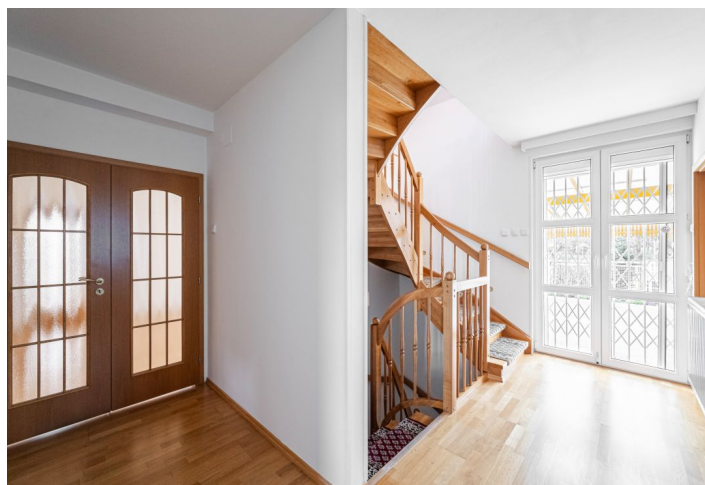




House Six-bedroom (7+kk)

€ 1 547 926 | CZK 39 000 000

728 m², Prague 4, Braník, Na Dlouhé mezi





House Six-bedroom (7+kk)

€ 1 547 926 | CZK 39 000 000

728 m², Prague 4, Braník, Na Dlouhé mezi

Usable area	728 m²
Plot	1 033 m²
Foot print	170 m²
Floor area	478 m²
Terrace	182 m²
Winter garden	15 m²
Parking	Yes
Garage	53 m²
Cellar	Yes
PENB	D
Reference number	103954

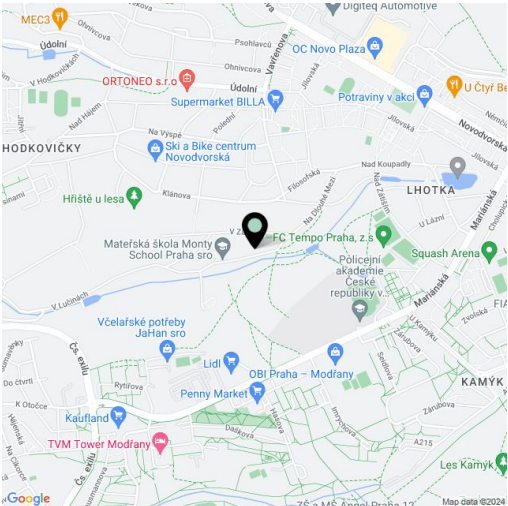
This very spacious family house with a basement, an elevator, fitness room, fireplace, air-conditioning, and a double garage is surrounded by a large landscaped garden on a quiet side street right next to the popular Hodkovičky forest park, within walking distance of everything you need.

The basement contains a **fitness room**, a laundry room, cellar storage spaces, and utility facilities. The ground floor consists of a living room, adjoining kitchen, and **conservatory**, a study, **2 walk-in wardrobes**, a bathroom (with a shower and toilet), a hall, and a foyer. Upstairs are 3 bedrooms, a bathroom, a dressing room, and a **generously sized terrace**. In the attic is an open living space with its own kitchen, a bathroom, a storage, and a staircase hall. All floors are connected by an **elevator**.

The house was renovated in 2005, when an elevator was installed and a **spacious double garage** with direct access to the house was added. Floors are wooden; windows are plastic with **exterior window blinds**. Facilities include a camera system and an alarm, heating is provided by a gas boiler. The **nicely maintained garden** mainly faces northwest and has an **irrigation system**.

The **attractive area** is located at the junction of the **Braník, Lhotka and Hodkovičky** districts in the immediate vicinity of a vast forest park with **hiking and bike trails**. Near the house are a kindergarten and elementary school, a **high school**, a vocational school, or the Police Academy of the Czech Republic, as well as a supermarket, shopping center, and medical services. A **sports field with tennis courts** and a multi-purpose field, the popular **Lhotka biotope**, many playgrounds, and an outdoor gym are nearby. There is a bus stop literally a few meters from the house, from where you can quickly get to the Budějovická metro station or the Nádraží Braník tram stop, and a new metro station of the D line will be built nearby.

Usable area 728 m² (of which interior 478 m², terrace with pergola 147 m², terraces 14.5 and 20.7 m², garage 53 m², winter garden 15.7 m²) built-up area 170 m², garden 863 m², plot 1,033 m²

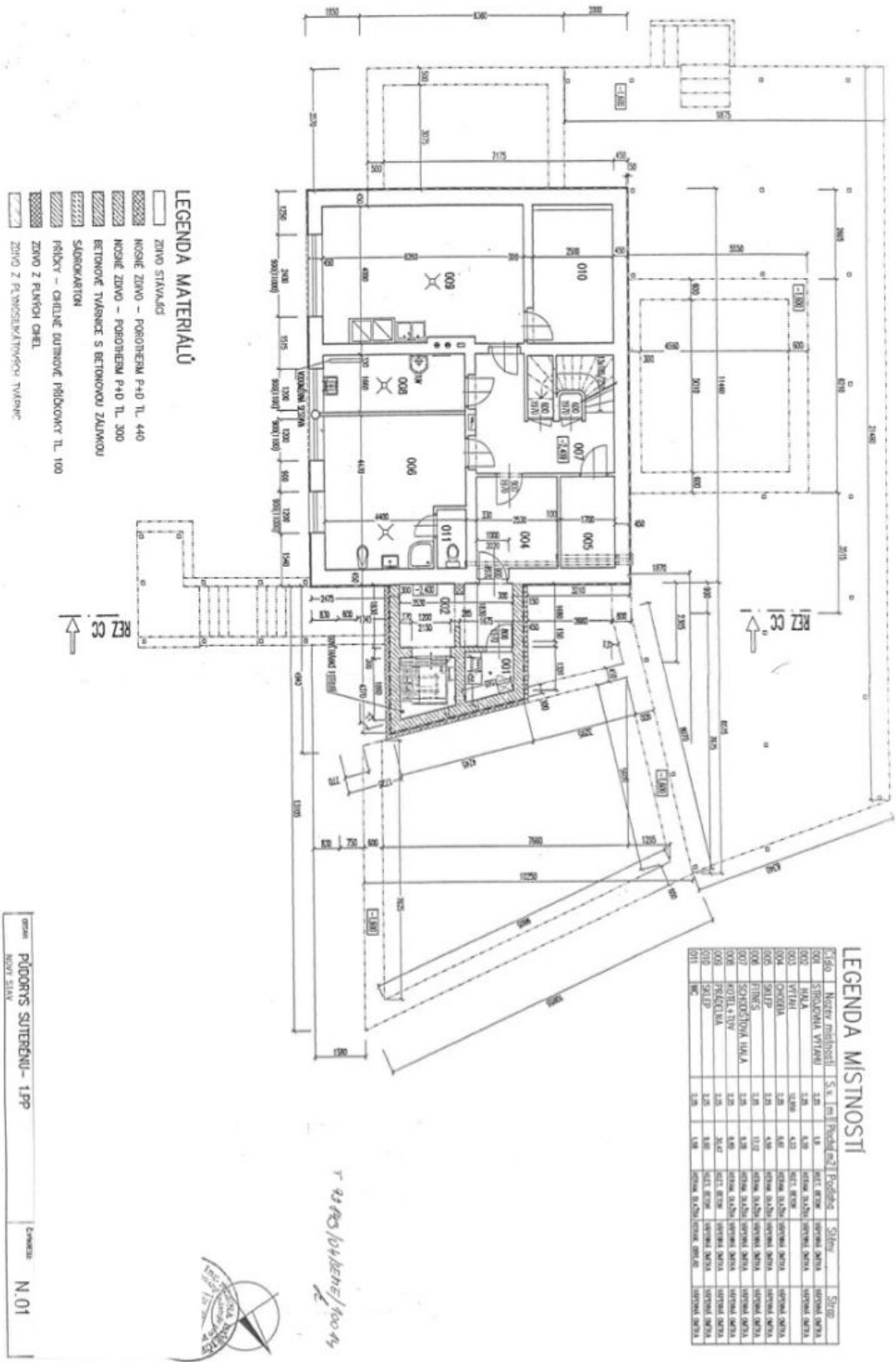




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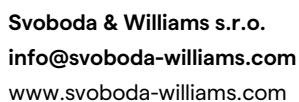
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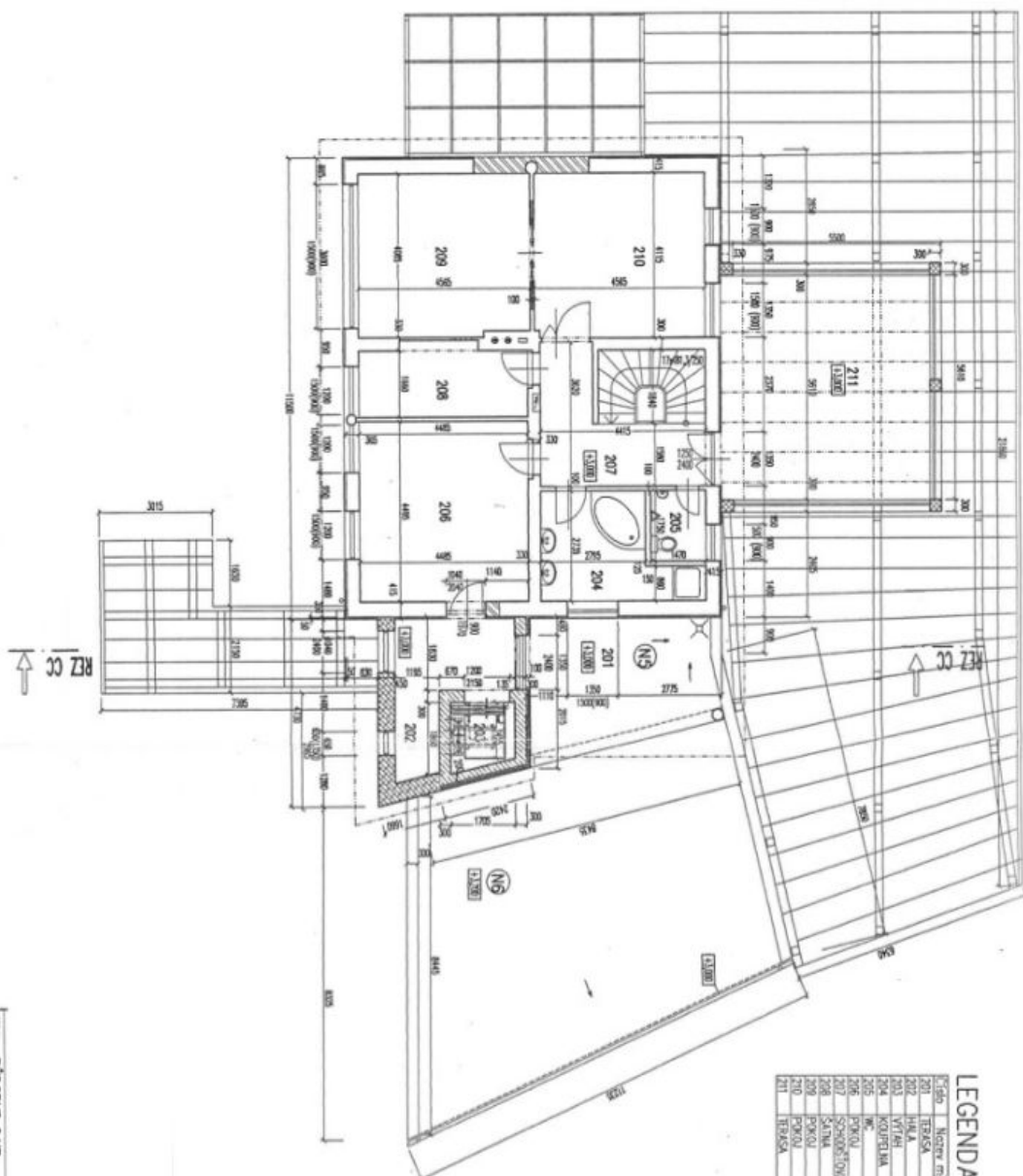
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LEGENDA MÍSTNOSTÍ

Číslo	Název místnosti	S. k. [m]	Plocha [m²]	Podlaží	Stěny	Strop
201	TERASA	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
202	HALA	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
203	VITRIN	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
204	KUCHYŇKA	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
205	PRŮHL	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
206	PRŮHL	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
207	SPALOVNA	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
208	SPALOVNA	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
209	PRŮHL	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
210	PRŮHL	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00
211	TERASA	2.80	1.60	PRVNÍ N. 0.00	STŘEDNÍ N. 0.00	STŘEDNÍ N. 0.00

LEGENDA MATERIÁLŮ

- ZDVO STAVADY
- KUCHYŇKA ZDVO – POROTHEM P+0 TL. 440
- KUCHYŇKA ZDVO – POROTHEM P+0 TL. 300
- BETONOVÉ TVÁŘNICE S BETONOVOU ZALIVKOU
- SÁDKOVANÍ
- PRŮHL – ČERVENÉ DUTÉ PRŮHLY TL. 100
- ZDVO Z PLASTOVÉHO
- ZDVO Z PLYNOISOLÁČNÍ TVÁŘNICE





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