



House Five-bedroom (6+kk)

€ 995 223 | CZK 25 000 000

357 m², Prague 4, Krč, Krčská





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Plot	594 m ²
Foot print	154 m ²
Garden	440 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	D
Reference number	104673

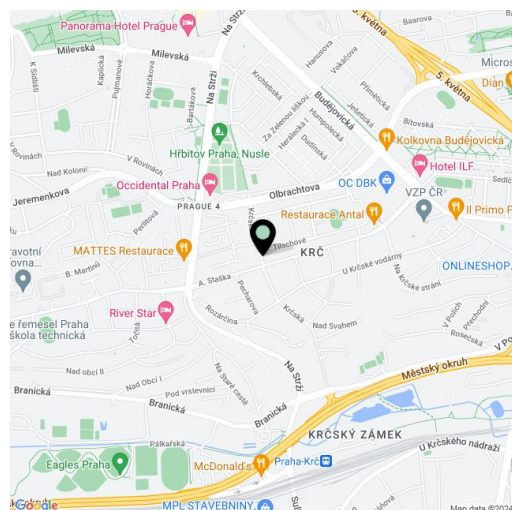
This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout showcases the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

In the basement, there 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 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, a **high school**, a health clinic, a shopping center, and several restaurants are about a 10-minute walk away, and there is a sports field with **tennis courts** nearby. 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 the line D metro** will be even closer.

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

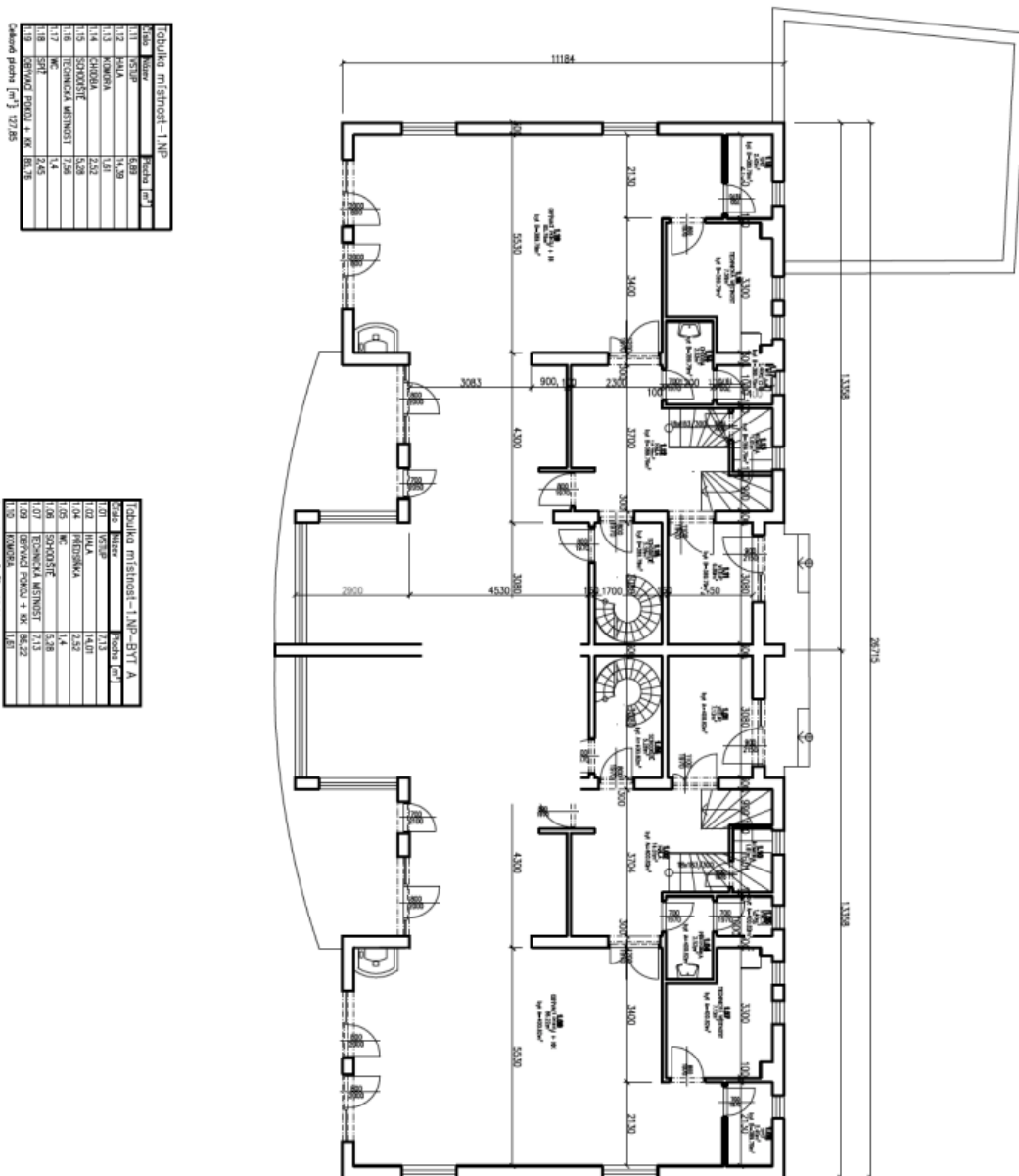




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Podlažie: mŕstnost - I NP		
Kód	Názov	Plocha [m ²]
011	VEŠP	6,89
012	HALA	14,39
013	KUCHYŇA	1,81
014	STRANA	2,52
015	STRANA	2,52
016	STRANA	1,4
017	WC	1,4
018	SPŔ	7,43
019	SERVISNÁ POKOJ + WC	8,78
Celková plocha [m ²]		57,25

Ďalšia mŕstnost - I NP - 5/7 A		
Kód	Názov	Plocha [m ²]
01	VEŠP	7,13
02	HALA	14,01
03	STRANA	2,52
04	STRANA	1,4
05	STRANA	1,4
06	STRANA	1,4
07	STRANA	1,4
08	STRANA	1,4
09	SERVISNÁ POKOJ + WC	8,22
10	STRANA	1,81
Celková plocha [m ²]		58,39



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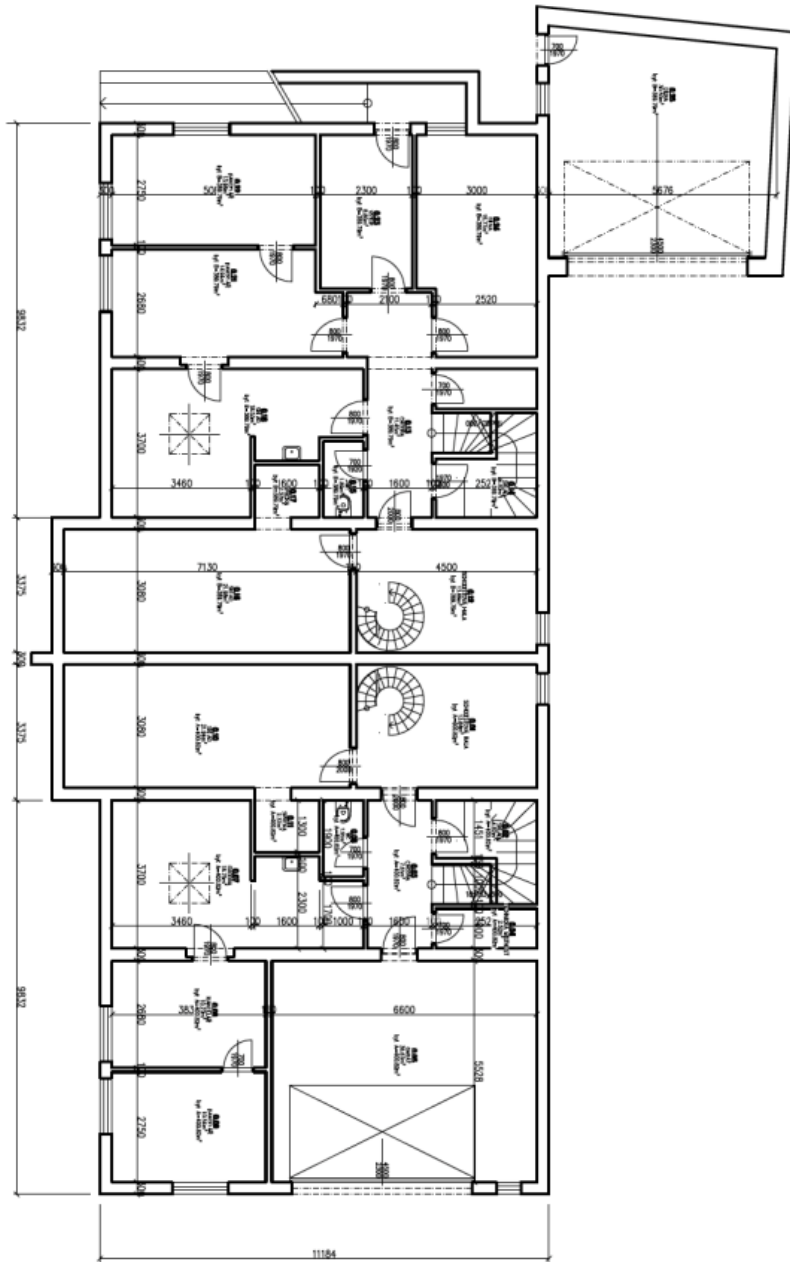
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Číslo	Název	Podlahová plocha [m ²]
017	SOŠKOVSKÁ NÁVA	11,45
018	CHODBA	4,62
019	SPALOVNA	21,88
020	SPALOVNA	21,88
021	SPALOVNA	21,88
022	KANCELARIE	10,54
023	KUCHYŇKA	10,54
024	TOILET	2,97
025	KLADENÍ	30,5

Celková podlahová plocha [m²]: 134,83

Číslo	Název	Podlahová plocha [m ²]
026	SOŠKOVSKÁ NÁVA	13,84
027	CHODBA	4,62
028	SPALOVNA	21,88
029	SPALOVNA	21,88
030	SPALOVNA	21,88
031	KANCELARIE	10,54
032	KUCHYŇKA	10,54
033	TOILET	2,97
034	KLADENÍ	30,5

Celková podlahová plocha [m²]: 131,24





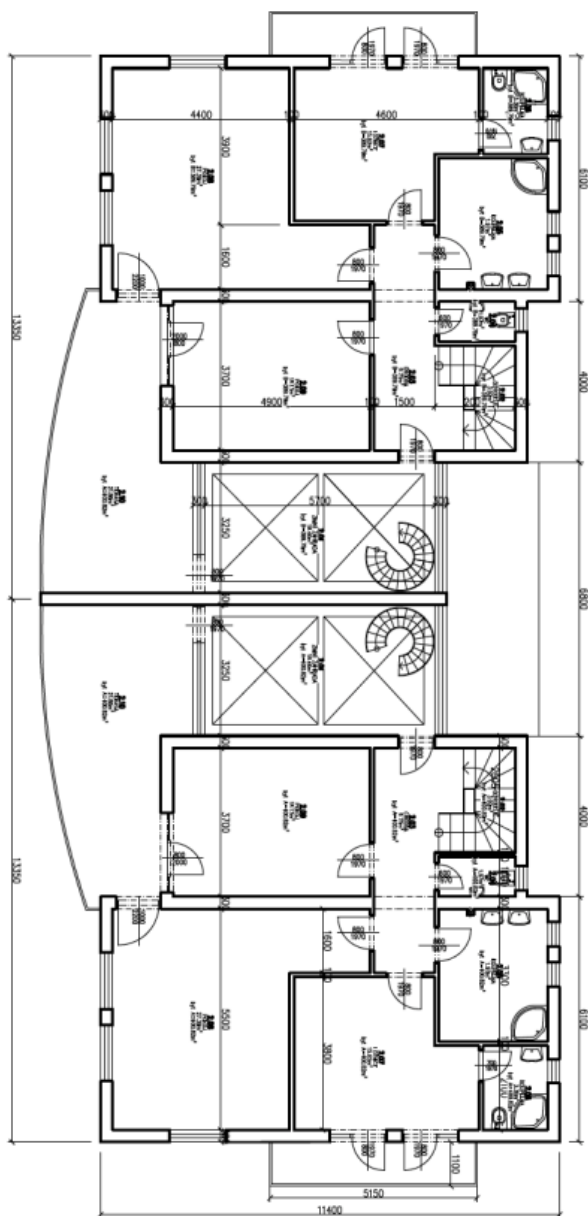
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Čidulka mlátošov - 2NP - BYT B		
číslo	jméno	podíl (m ²)
Z101	ZAMK ZAMKOVÁ	18,46
Z102	SECHOVSKÝ	3,97
Z103	CHROMBA	18,75
Z104	KOPECKÁ	1,97
Z105	KOPECKÝ	3,36
Z107	LOZNEK	15,62
Z108	POVOU	27,29
Z109	POVOU	18,53
Celkové podíl (m ²)		100,95

Čidulka mlátošov - 2NP - BYT A		
číslo	jméno	podíl (m ²)
Z101	ZAMK ZAMKOVÁ	18,46
Z102	SECHOVSKÝ	3,97
Z103	CHROMBA	18,75
Z104	MC	1,97
Z105	KOPECKÝ	3,36
Z106	KOPECKÁ	3,36
Z107	LOZNEK	15,62
Z108	POVOU	27,29
Z109	POVOU	18,53
Celkové podíl (m ²)		100,94





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