



## House Ten-bedroom (11+kk)

€ 1 554 714 | CZK 39 000 000

573 m<sup>2</sup>, Prague 4, Hodkovičky, Nad Údolím





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Total area	573 m <sup>2</sup>
Plot	1 676 m <sup>2</sup>
Foot print	243 m <sup>2</sup>
Garden	1 433 m <sup>2</sup>
Floor area	462 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Garage, double garage and 2 outdoor parking spaces
Garage	90 m <sup>2</sup>
Cellar	-
PENB	G
Reference number	105873

**Unique offer of a Functionalist villa with a large cascading mature garden and unobstructed beautiful views of the greenery. The villa, built in 1934 for a family that owned a famous fishery on Wenceslas Square, is located in a traditional residential area in Prague 4 on the border of Hodkovičky and Braník, within easy reach of everything you need.**

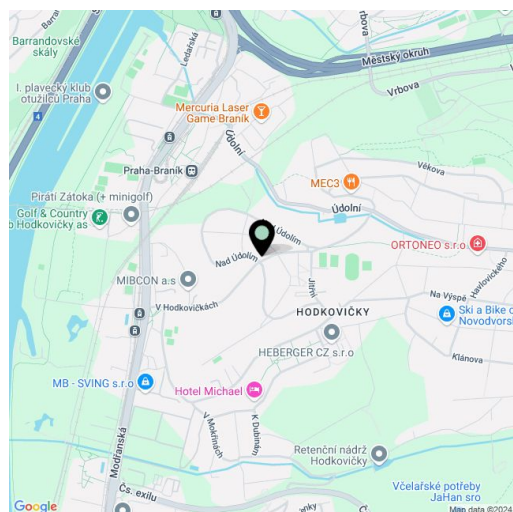
The villa has 4 residential units:

- 1st underground floor, ground floor: one apartment (2-bedroom with a separate kitchen)
- 1st floor: 1-bedroom with a separate kitchen and a terrace
- 2nd floor: studio apartment with a balcony
- the apartments are **rented for a fixed period** until January and June of 2025

The building is in a condition requiring **complete reconstruction**. There is a proposal for a **terraced apartment building** (developed in accordance with the zoning plan) that could replace the existing building. The proposal was designed to conform with the zoning plan. Once built, it can serve one family and thus return the house to its elegance and charm. The sloped plot is accessed in the upper part, where a **separate two-story building** was built in the 1970s - in its upper level there is a **garage** on the right, a **double garage** in the middle, and a **commercial unit** with an entrance from the access road on the left, and the whole lower part contains a **workshop**. In the upper left part of the plot is an uncovered **parking space for 2 cars**, under which is another **workshop**. In the lower part of the plot is a greenhouse and a summer garden house. The villa's casement windows have been preserved.

**An excellent location** guaranteeing complete privacy, allowing you to get to a **golf course, tennis, or badminton courts**, or go on a walk in the **forest**, use the **bike path** along the Vltava River, or get to a kindergarten and elementary school or a shopping center in no time. By car, you can quickly drive to the South Junction and Prague Ring Road. There is a tram and railway stop nearby, and buses provide transport links to the Kačerov metro station.

Usable area of the house 462 m<sup>2</sup>, usable area - workshops, commercial unit, garages approx. 90,48 m<sup>2</sup>, terrace 20.5 m<sup>2</sup>, built-up area 243 m<sup>2</sup> (including workshops, garages and commercial unit), garden 1,433 m<sup>2</sup>, plot 1,676 m<sup>2</sup>.

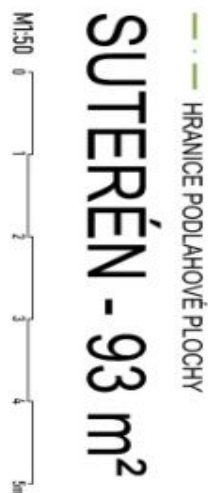
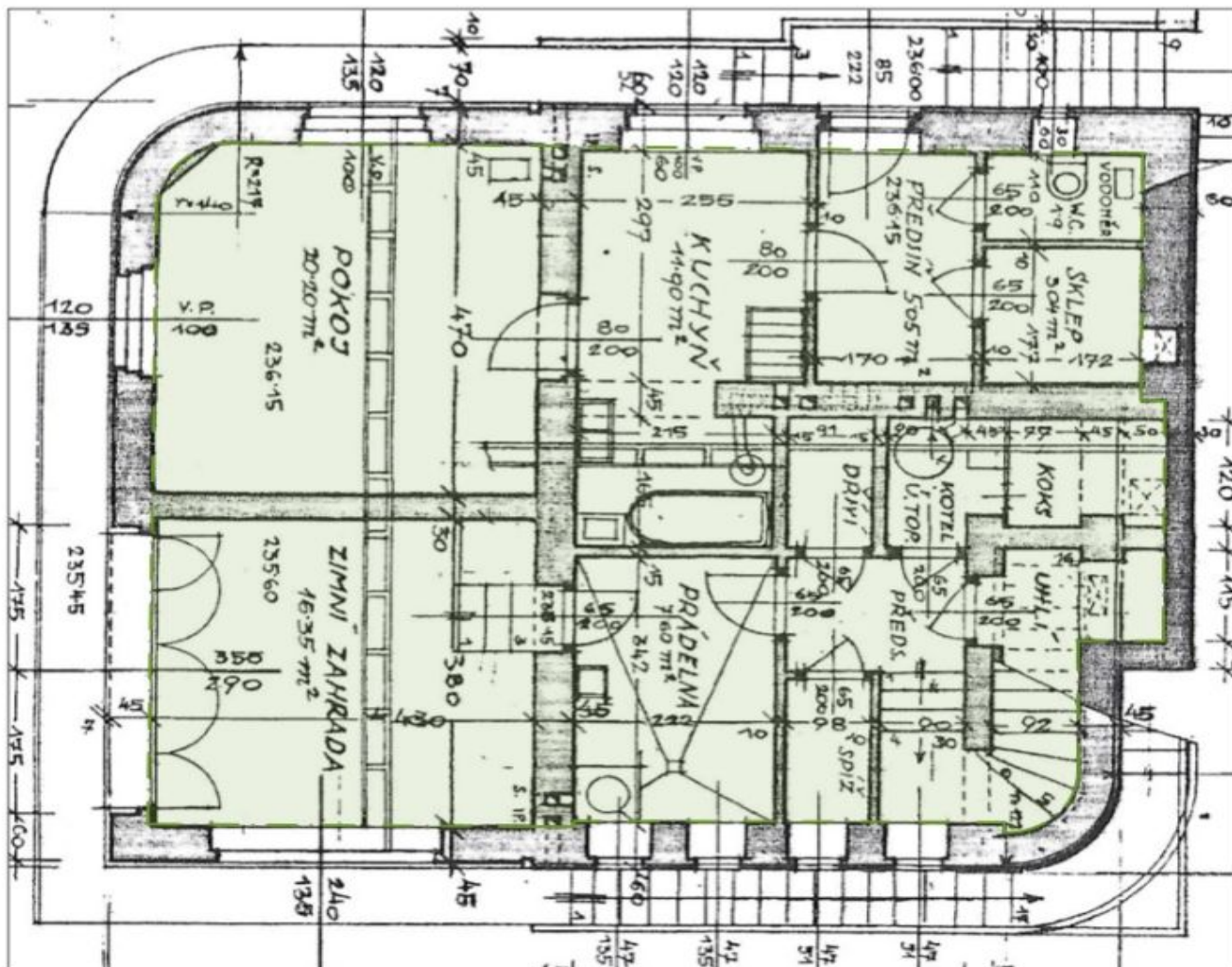




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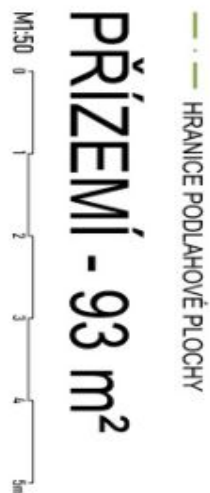
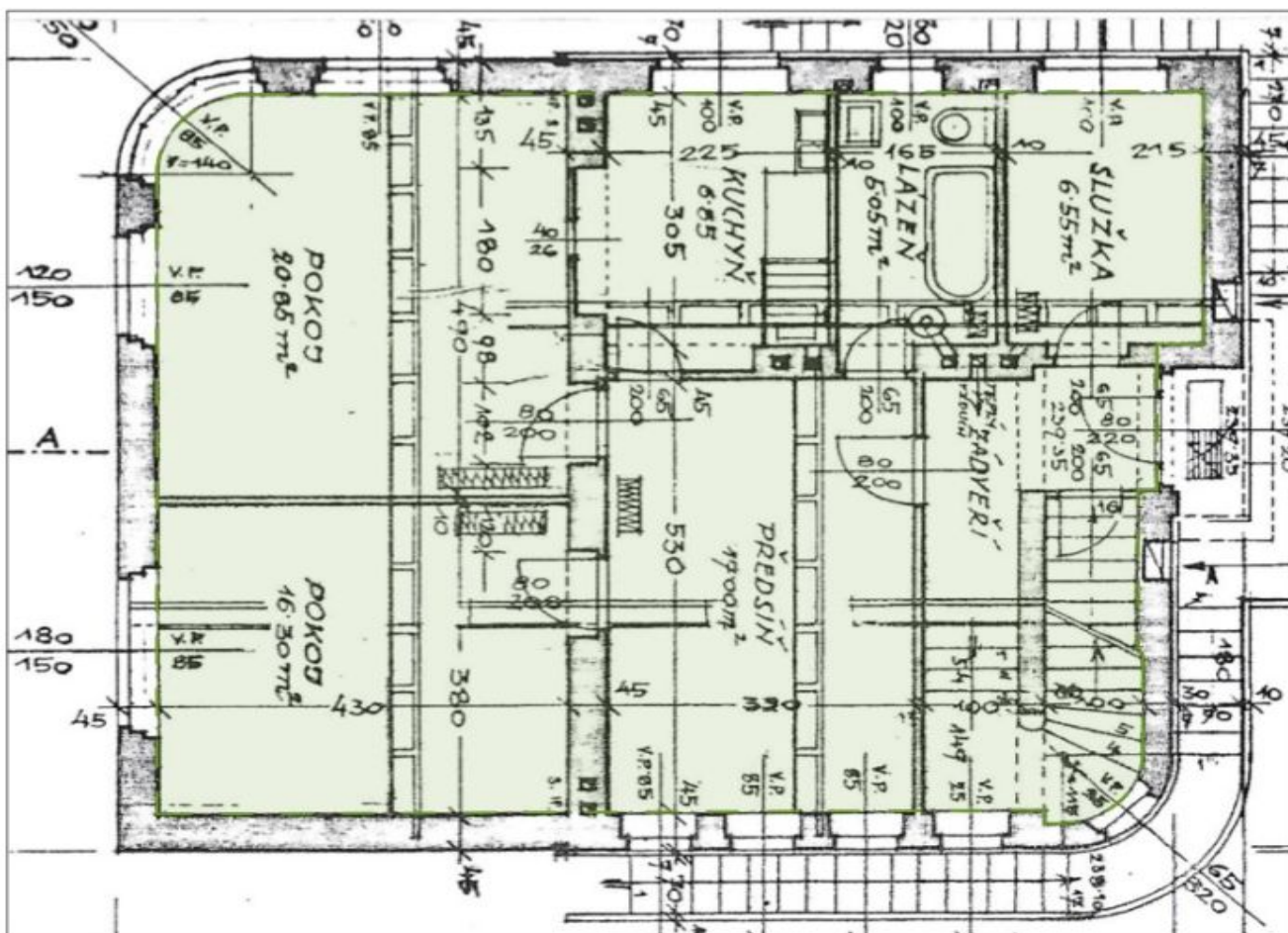




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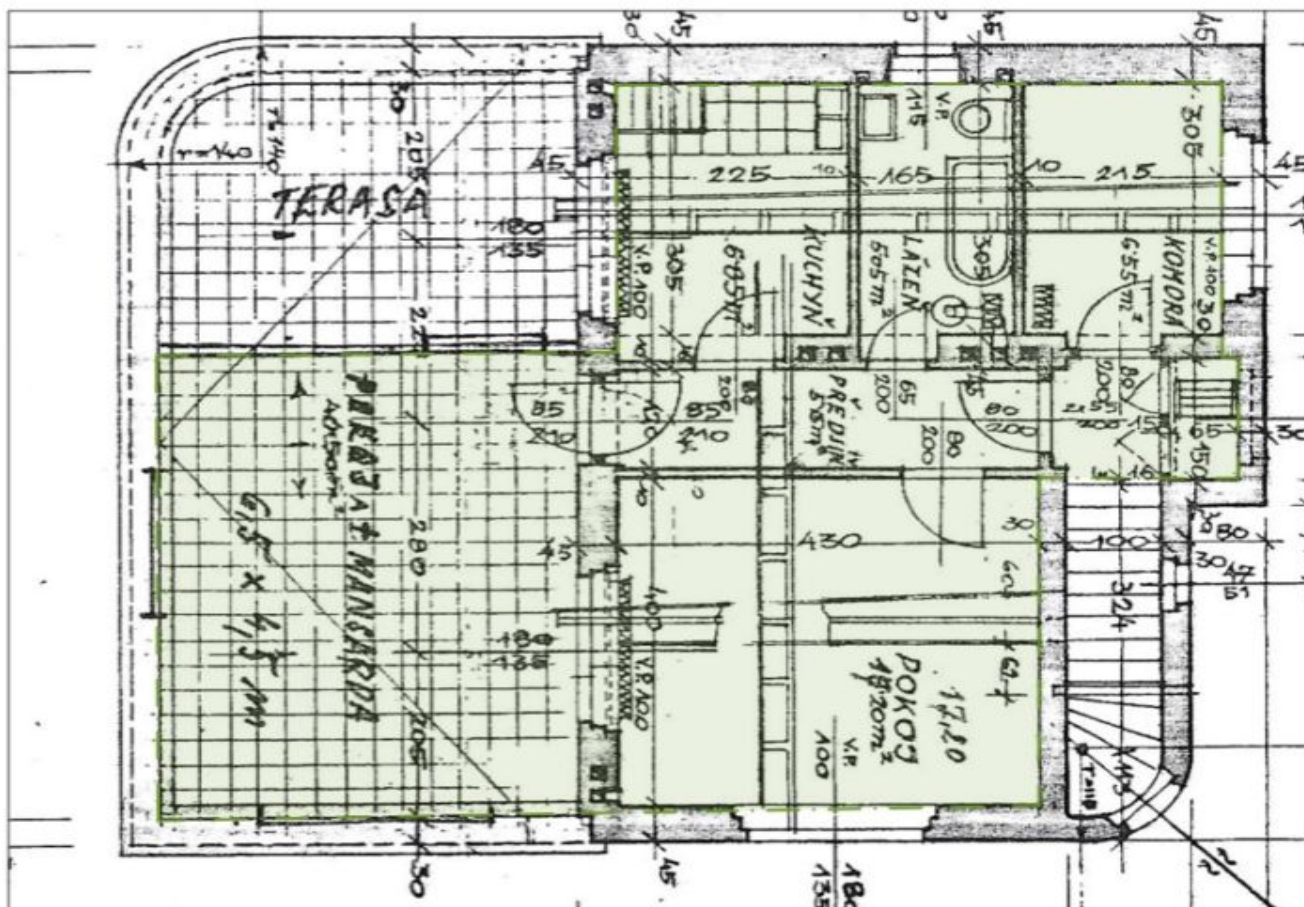
— HRANICE PODLAHOVÉ PLOCHY  
**1. PATRO - 94 m<sup>2</sup>**  
M:50 0 1 2 3 4 5m



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— — — — — HRANICE PODLAHOVÉ PLOCHY  
**2. PATRO - 74,5 m²**  
 M 1:50



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HRANICE PODLAHOVÉ PLOCHY  
**SKLEP - 58 m<sup>2</sup>**