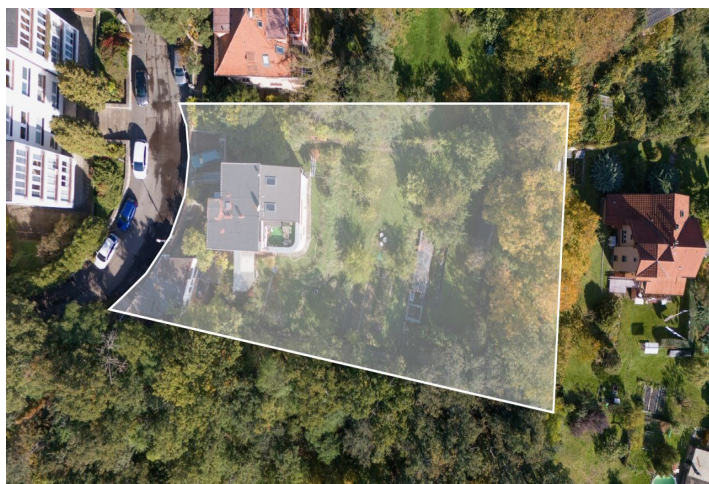




# Apartment building Ten-bedroom (11+kk)

€ 1 632 166 | CZK 41 000 000

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





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Total gross floor area of the building	573 m <sup>2</sup>
Total net leasable area of the building	483 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>
Parking	Garage, double garage and 2 parking spaces
Garage	90 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Cellar	-
PENB	G
Reference number	106454

A 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 owns a famous fishery on Wenceslas Square, is located in a traditional residential area in Prague 4 at the junction of Hodkovičky and Braník, within easy reach of everything you need.

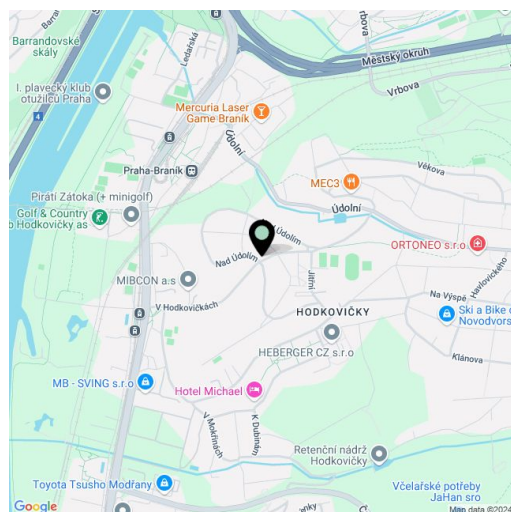
The villa has 4 residential units:

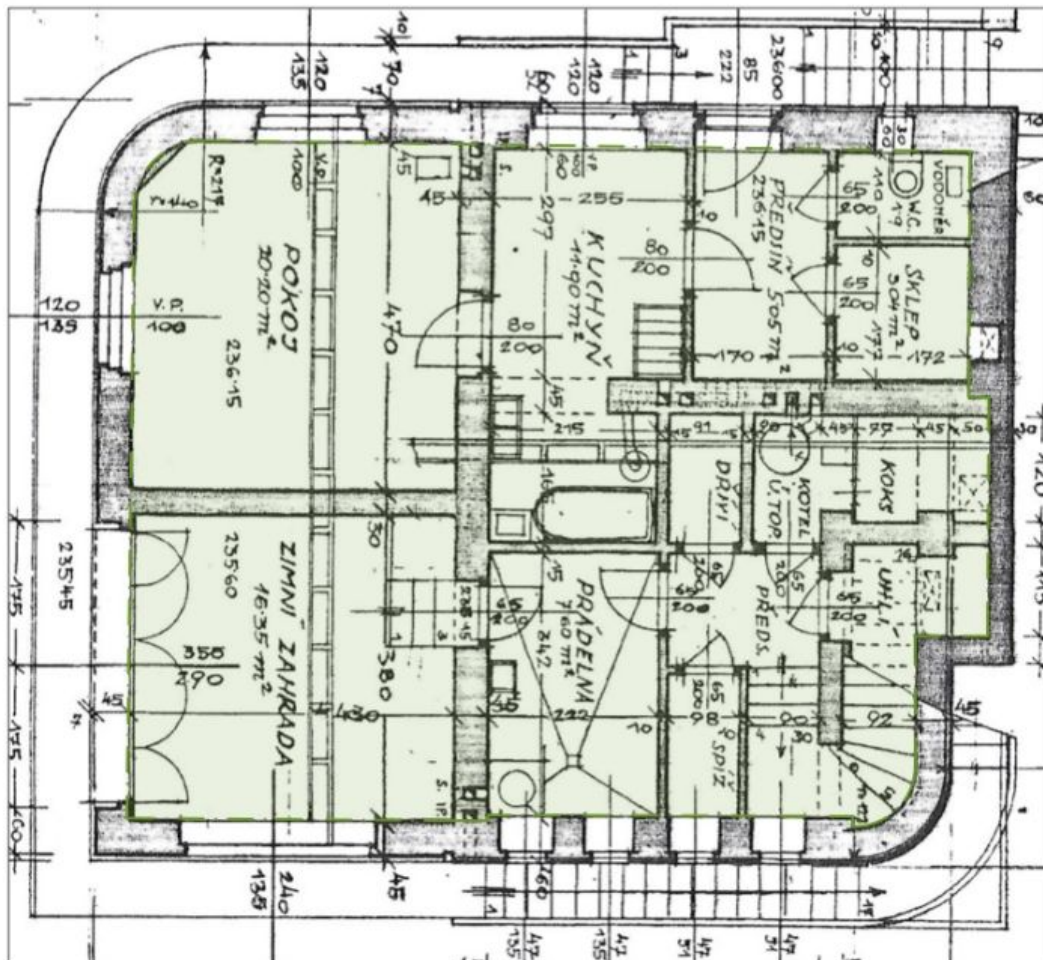
- 1st underground floor, ground floor: one apartment on the floor (2-bedroom with a separate kitchen)
- 1st floor: 1-bedroom with a separate kitchen and a terrace
- 2nd floor: studio apartment with a balcony
- the apartments are **rented for a fixed period** until January and June of 2025

The house is in a condition **for complete reconstruction**, there is a proposal for the location of a **terraced apartment building** that could replace the existing building. The proposal was developed in accordance with the spatial plan. The sloped plot has access in the upper part, where a **separate two-storey 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, the whole lower part contains a **workshop**. Furthermore, in the upper left part of the plot is an uncovered **parking space for 2 cars**, under which there is another **workshop**. In the lower part of the plot there is a greenhouse and a summer garden house. The casement windows have been preserved in the villa.

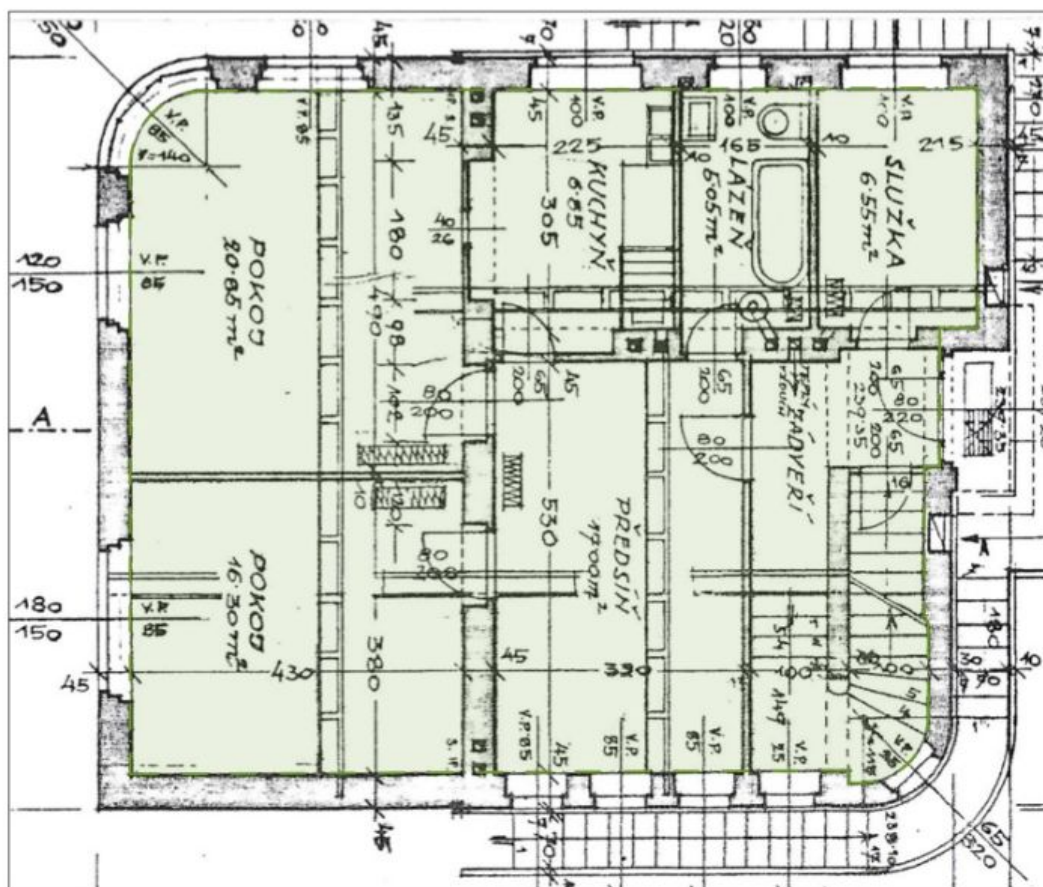
**An excellent location** guaranteeing complete privacy allows you to be on the **golf course, tennis or badminton courts**, on a walk in the **forest**, on the **cycle path** along the Vltava, in a kindergarten and elementary school or a shopping center in no time. By car, you can quickly drive to the South Junction and the 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>.





HRANICE PODLAHOVÉ PLOCHY  
**SUTERÉN - 93 m<sup>2</sup>**  
 M1:50 0 1 2 3 4 5m



— — — HRANICE PODLAHOVÉ PLOCHY

**PŘÍZEMÍ - 93 m<sup>2</sup>**

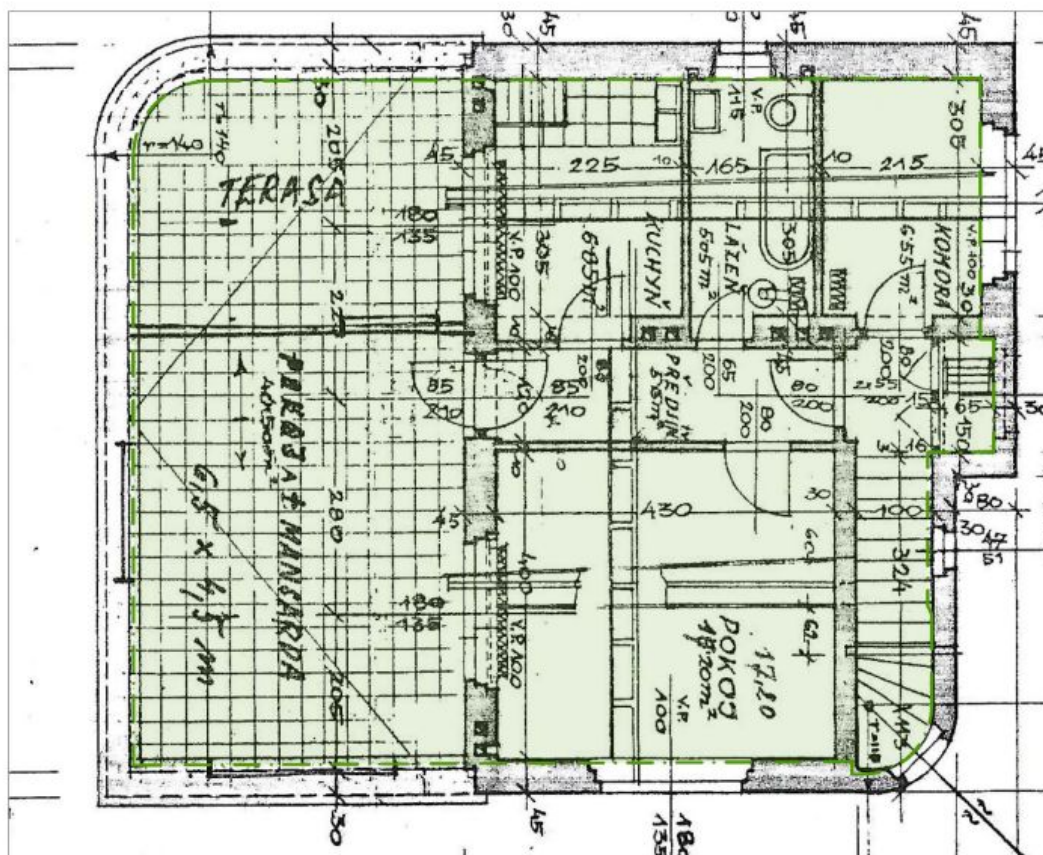
M 1:50



— HŘANICE PODLAHOVÉ PLOCHY

**1. PATRO- 94 m<sup>2</sup>**

M1:50 0 1 2 3 4 5m



— HŘANICE PODLAHOVÉ PLOCHY

**2. PATRO - 94 m<sup>2</sup>**

M1:50 0 1 2 3 4 5m



M 1:50  
0 1 2 3 4 5m

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