



## Retail space

200 m<sup>2</sup>, Praha 4, Braník, Školní

Sold





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Total area	200 m <sup>2</sup>
Parking	-
PENB	G
Reference number	18855

Commercial premises which are currently being used as a nursery school in a quiet location with unique atmosphere of old Braník, surrounded by greenery, but also with excellent access to the city center. Gated entrance to the property directly in front of the house.

There is a project which plans to expand the building by one floor and double the usable area – the result will be a **family villa on a quiet street with a church, primary school and conservatory**, which guarantees absolute silence especially in the afternoon and on weekends. Visualizations display the status allowed by the Building Authority.

Braník is a popular location with all amenities and good access to the city center thanks to numerous bus and tram stops (the Přístaviště stop is a 2 minute walk from the house). Nearby we can find nursery and primary schools, secondary technical school, parks with mature greenery, golf course, sports ground and swimming pool in Podolí. The perfect starting point for running or cycling along the banks of the river.

Land 905 m<sup>2</sup>, built-up area 215 m<sup>2</sup>, garden 690 m<sup>2</sup>.

