



## House Nineteen-bedroom (20+1)

Sold

477 m<sup>2</sup>, Prague 9, Kyje, Stulíková





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Total area	477 m <sup>2</sup>
Plot	607 m <sup>2</sup>
Foot print	265 m <sup>2</sup>
Garden	461 m <sup>2</sup>
Floor area	459 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	27692

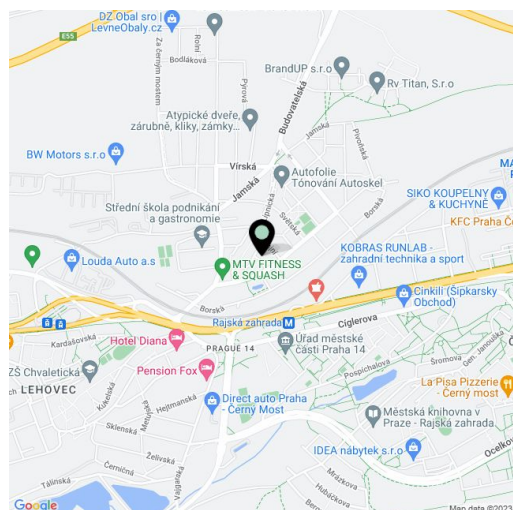
This spacious, multifunctional corner house with 12 offices allows a combination of residential and business needs. Excellent accessibility by car and public transport, metro within walking distance, bus close to the house.

On the ground floor of the house from 2002, there are currently 5 offices, a meeting room, a kitchen, 2 toilets, a utility room, a warehouse (with separate security) and a furnace room. On the second floor, there are 4 offices, a kitchen, an archive, 2 toilets and an **apartment with a terrace and a bathroom**. The third floor consists of 3 offices with a sanitary facility and a separate **two-rooms apartment** and a utility room. The house carries out the **final approval as mixed use building**. Currently, it is possible to use three separate dwellings, combine residential and office space, or there is also the possibility to easily create smaller apartments for rent.

The building is in good condition, with new windows, insulation and reconstruction of the facade. Own DHW source and heating (3 gas boilers), security equipment with connection to the Central Protection Desk. Part of the house is a **garage**, other parking spaces are in front of the house.

The house stands in the area of family and modern apartment buildings with plenty of green areas. Rajska zahrada (B) metro station is within a walking distance. In close proximity, there is also a bus stop to Černý Most or to Nádraží Holešovice. Travelling by car is faster thanks to the D10 and D11 motorways, the way to the centre is straightforward and easy. Two minutes drive is a post office, a pharmacy, a supermarket, a kindergarten and a kindergarten. Several restaurants are also nearby.

Built-up area 265m<sup>2</sup>, land 607m<sup>2</sup>, (grassed part 98 m<sup>2</sup>, paved part 244 m<sup>2</sup>).





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Sold

**LEGENDA MÍSTNOSTI**

Č. M.	NÁZEV MÍSTNOSTI	m <sup>2</sup>
2.1	CHODBA	10,60
2.2	KAMNOLÍB	30,55
2.2	APARTMÁN 3	21,90
2.2	TRAVKA	13,50
2.2	ESKIZOVÉ + SCHOPSTEVÉ	0,33
2.1	WC	1,26
2.1	KUCHYŇKA	6,48
2.1	WC	1,7
2.1	KAMNOLÍB	11,28
2.1	KAMNOLÍB	11,84
2.1	KAMNOLÍB	11,84
2.1	CHODBA	6,36
2.1	APARTMÁN	6,24
2.1	KAMNOLÍB	15,27

PRŮŘEZOVÁ ŘEŠENÍ A KROVY NE JSOU ZOBRAZOVÁNY  
 -ZNAČENÍ PŘI KROVU: DŘEVĚNÁ KONSTRUKCE  
 -ZNAČENÍ PŘI KROVU: DŘEVĚNÁ KONSTRUKCE  
 -ZNAČENÍ PŘI KROVU: DŘEVĚNÁ KONSTRUKCE

**LEGENDA:**

- V - Značka pro ABK (Teplo, 20+1, 230V AC/15A, 16A/10, 20, 15a [veliká x malá] barevné šifry)
- Výhled (pro špičku) barevné šifry, barevné šifry # 20
- ☐ - Techno 1/6, 1 a cokoliv
- ☐ - Výhled E.1
- ☐ - Výhled E.5, senový
- ☐ - Výhled E.5, senový
- ☐ - Výhled E.1, ústřední

☐ - Značka vnějšího příslušenství  
 ☐ - Konektory  
 ☐ - Elektrický bod

PROJEKTOVATEL	VOJTECHKA	PROJEKTANT	VITKOVÁ
ADRESA	Stulíková 1, Kyje	PROJEKTOVATEL	VOJTECHKA
PROJEKT	Stulíková 1, Kyje	PROJEKTOVATEL	VOJTECHKA
PROJEKT	Stulíková 1, Kyje	PROJEKTOVATEL	VOJTECHKA
PROJEKT	Stulíková 1, Kyje	PROJEKTOVATEL	VOJTECHKA
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PROJEKT	Stulíková 1, Kyje	PROJEKTOVATEL	VOJTECHKA

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