



House Eight-bedroom (9+kk)

609 m², Prague 4, Kunratice

€ 1 992 398 | CZK 49 800 000





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Plot	1 017 m²
Parking	3 outdoor parking spaces
Cellar	Yes
PENB	G
Reference number	40446

This new semi-detached house prior to the completion of the final surfaces stands on a large plot of land in a unique, perfectly quiet place with plenty of greenery, right next to the Kunratice Forest and at the same time within easy reach of all services. Two separate housing units with their own entrances will ensure multi-generational living or can be used as an investment opportunity.

Both units are spread out over 3 floors. Apartment A is **5-bedroom** with a floor area of **334.5 sq. m.**, apartment B is 4-bedroom and has a floor area of **275.1 sq. m.** Windows, balconies, and terraces provide **unique views** of the surrounding rich greenery without any obstructions.

Unit A comes with 2 outdoor parking spaces and unit B with one. In the basement, which, thanks to the sloping land, is above the ground level, it is possible to create a separate apartment in both units with its own entrance. The house has a **landscaped garden** with mature trees, and is directly connected to the **Kunratický Brook Valley natural monument**.

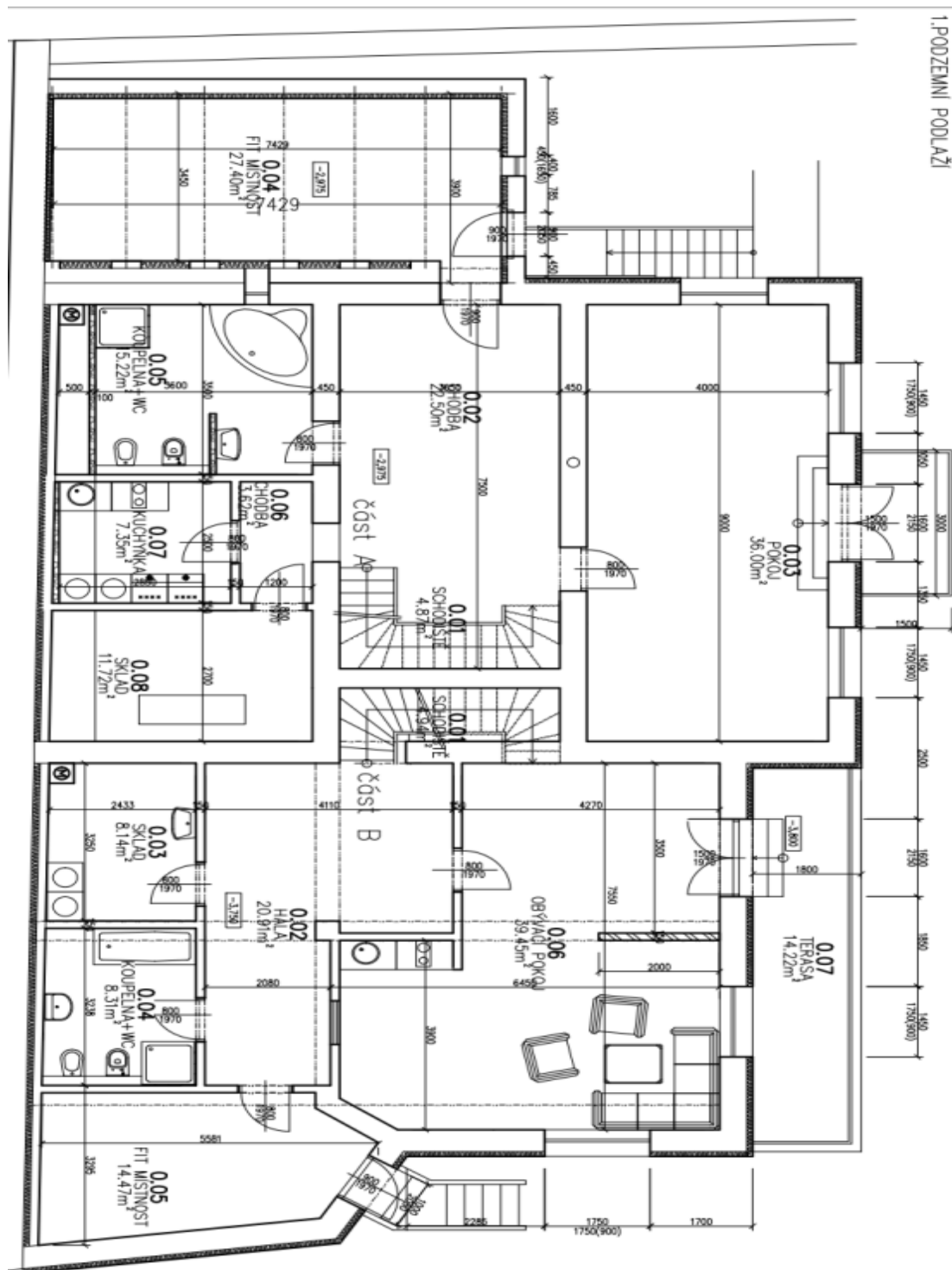
This very attractive district with a rural atmosphere is located between the Dolnomlýnský and Hornomlýnský ponds. The center of Kunratice is less than a 10-minute walk away. Here, you will find a wide range of services, including the famous **Kunratická stodola farm shop**, and a private and state kindergarten, elementary school, sports hall, tennis courts, and indoor swimming pool are within walking distance. Shopping centers, including **Westfield Chodov**—the largest shopping center in the Czech Republic—are also easily accessible. Transport connections are provided by buses that will take you to metro stations in only a few minutes. By car, it is possible to connect to the Prague Ring Road, the South Connecting Road, and the area's main road.

Floor area 609,5 m², land 1,017 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

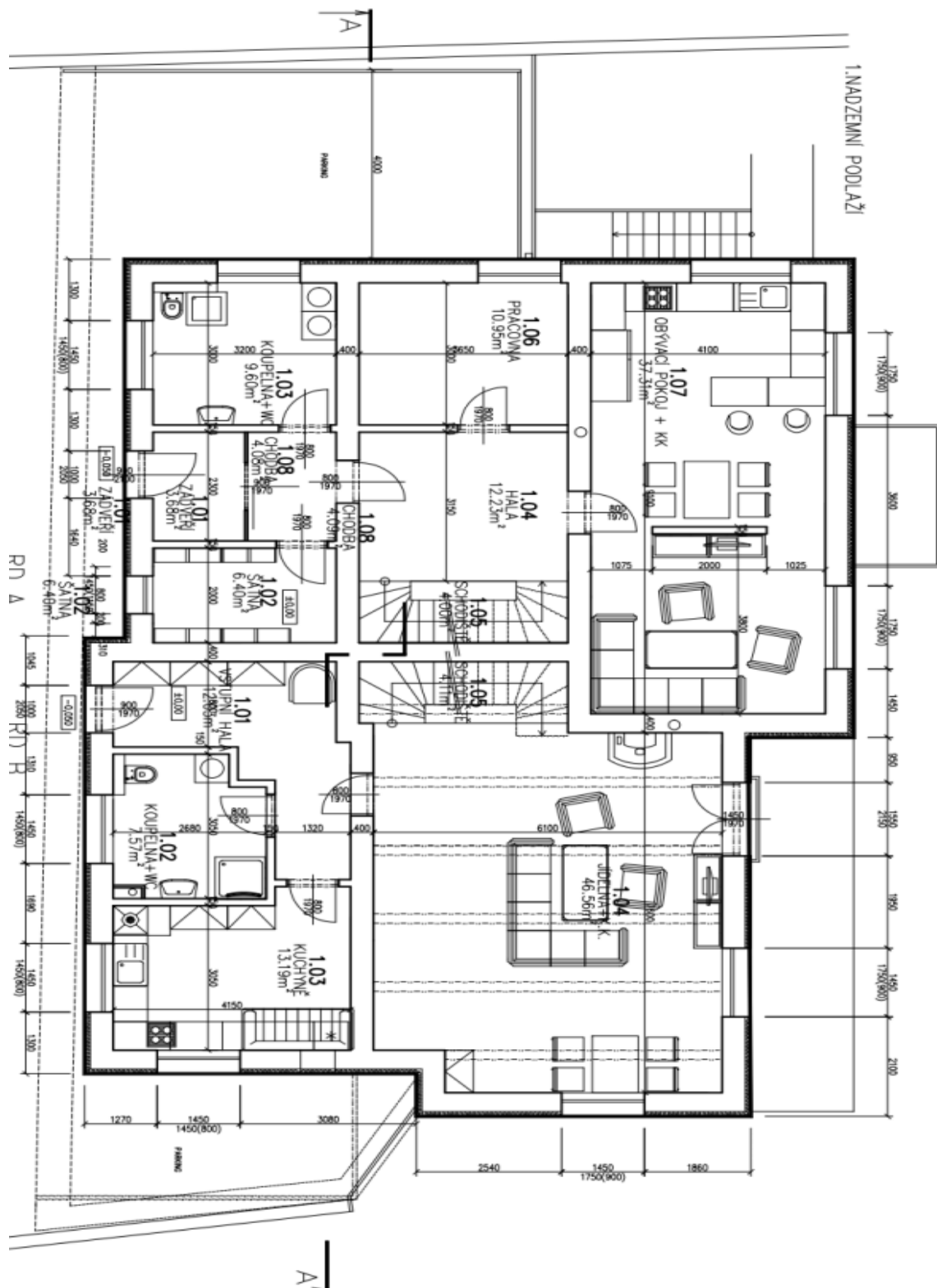
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