



## House Nine-bedroom (10+1)

Sold

246 m<sup>2</sup>, Prague 10, Strašnice, Královická





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Plot	347 m <sup>2</sup>
Foot print	227 m <sup>2</sup>
Garden	120 m <sup>2</sup>
Parking	Outdoor space
Cellar	-
PENB	G
Reference number	42030

This multi-generational family house with a basement from 1933 with the possibility of adapting it to a small apartment building with several units is located on a quiet street in Prague 10 - Strašnice near the Skalka metro station and the Prague - Zahradní Město Railway Station. Transfer of reservation contract for the sale of this property. For more information contact our office.

On each floor (ground floor, 1st floor, and attic), there is 1 residential unit with a bathroom, each with a usable area of about 70 sq. m. In the basement, there is a studio unit (approx. 36 sq. m.) and a utility room (approx. 34 sq. m.). On the ground floor, there is a **south-facing bay window** overlooking the front garden and greenery lining the street, while the apartment on the 1st floor has a west-facing **balcony** and a south-facing **terrace**. On the northeast side, windows look out onto the garden.

The house is intended for reconstruction, which can preserve its current family character, or a boutique apartment building with three or more units can be created. Right by the house is a **garden house** and **1 parking space** can be found on a paved area on the plot. You can also easily park on the street.

A few steps from the house is a kindergarten, elementary school, and art school. Within walking distance are playgrounds and sports fields. There are also supermarkets, a health center, and a city library. The Skalka metro station can be reached on foot (about a 10-minute walk), and a bus stop is even closer. A tram and train station is nearby.

Usable area 246 m<sup>2</sup>, built-up area 227 m<sup>2</sup>, garden 120 m<sup>2</sup>, land 347 m<sup>2</sup>.

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

