

Land

€ 715 314 | CZK 17 890 000

401 m², Prague 4, Braník, Pod Křížkem



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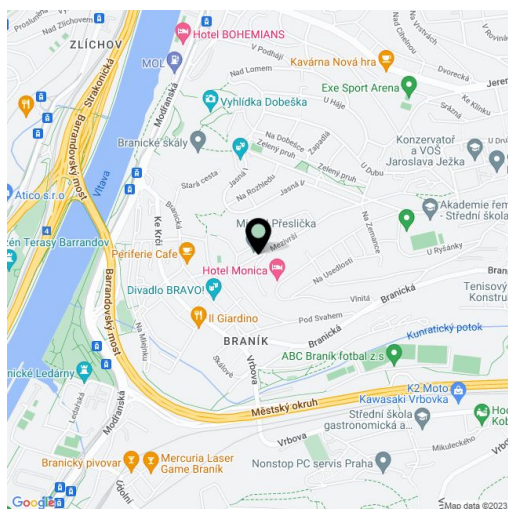
Price per sq. m.	44 613 CZK
Total area	401 m ²
Land type	Housing
Reference number	102315

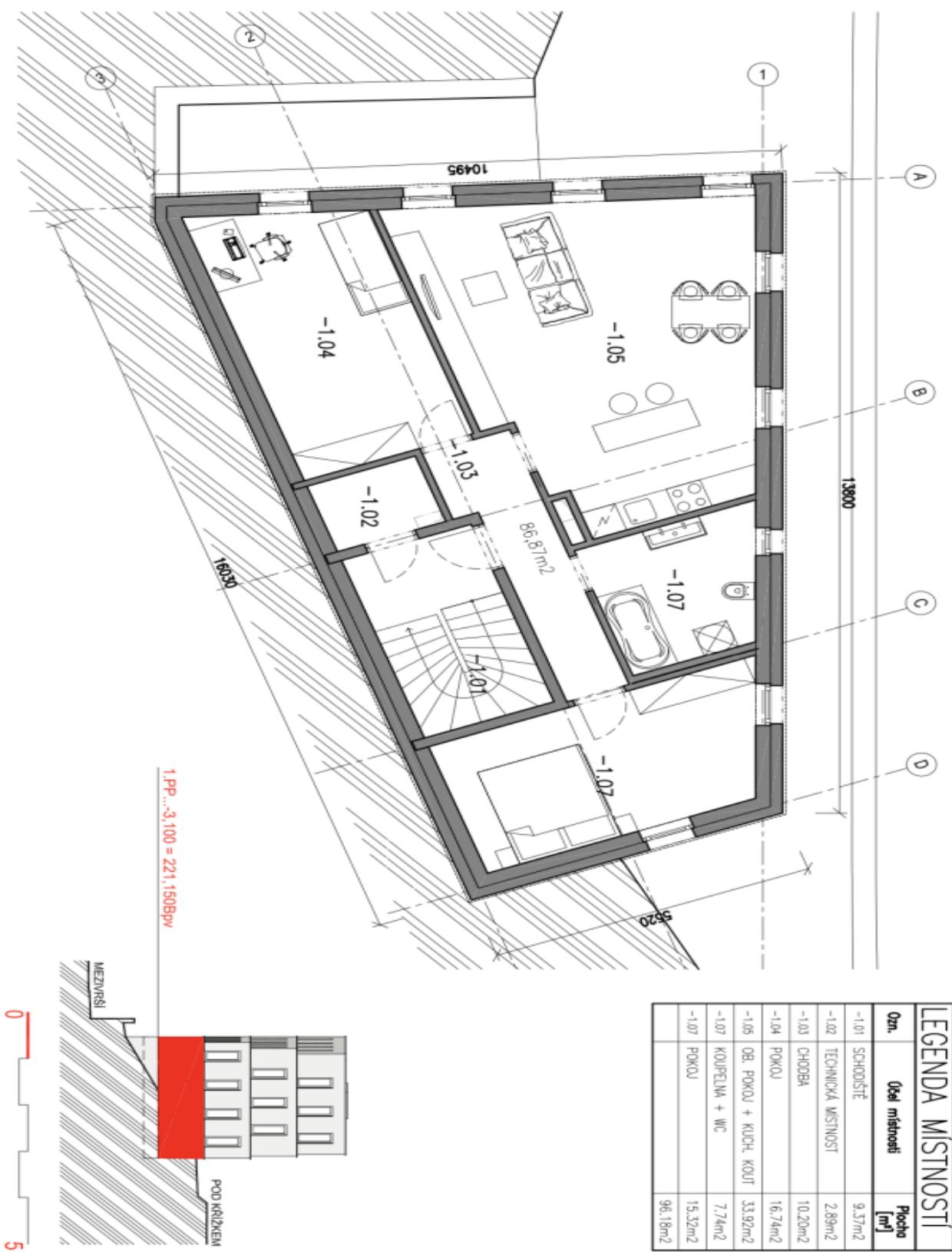
This building plot with a zoning decision and project for the construction of a house with 3 residential units is located in a unique part of a popular residential area in Prague 4 - Braník Dobeška, providing wonderful views, plenty of greenery, and convenient access to all services.

The property is **connected to utility networks**: sewerage, water, electricity, and gas. Access is via a lit asphalt road with a sidewalk. The offer includes a **project for the construction of a villa with three residential units** of different sizes, one underground floor and three floors above ground. Alternatively, it is also usable as a multi-generational family house.

Excellent location, just a few steps from a kindergarten and elementary school as well as a supermarket, there is a pharmacy, restaurant and cafe nearby. The **Branické skály natural monument** surrounds the residential district full of architecturally successful buildings. There is a bus and tram stop within walking distance, and within a few minutes you can reach the Smíchovské nádraží, Budějovická, or Kačerov metro stations. By car, it is possible to quickly connect to the Southern Junction.

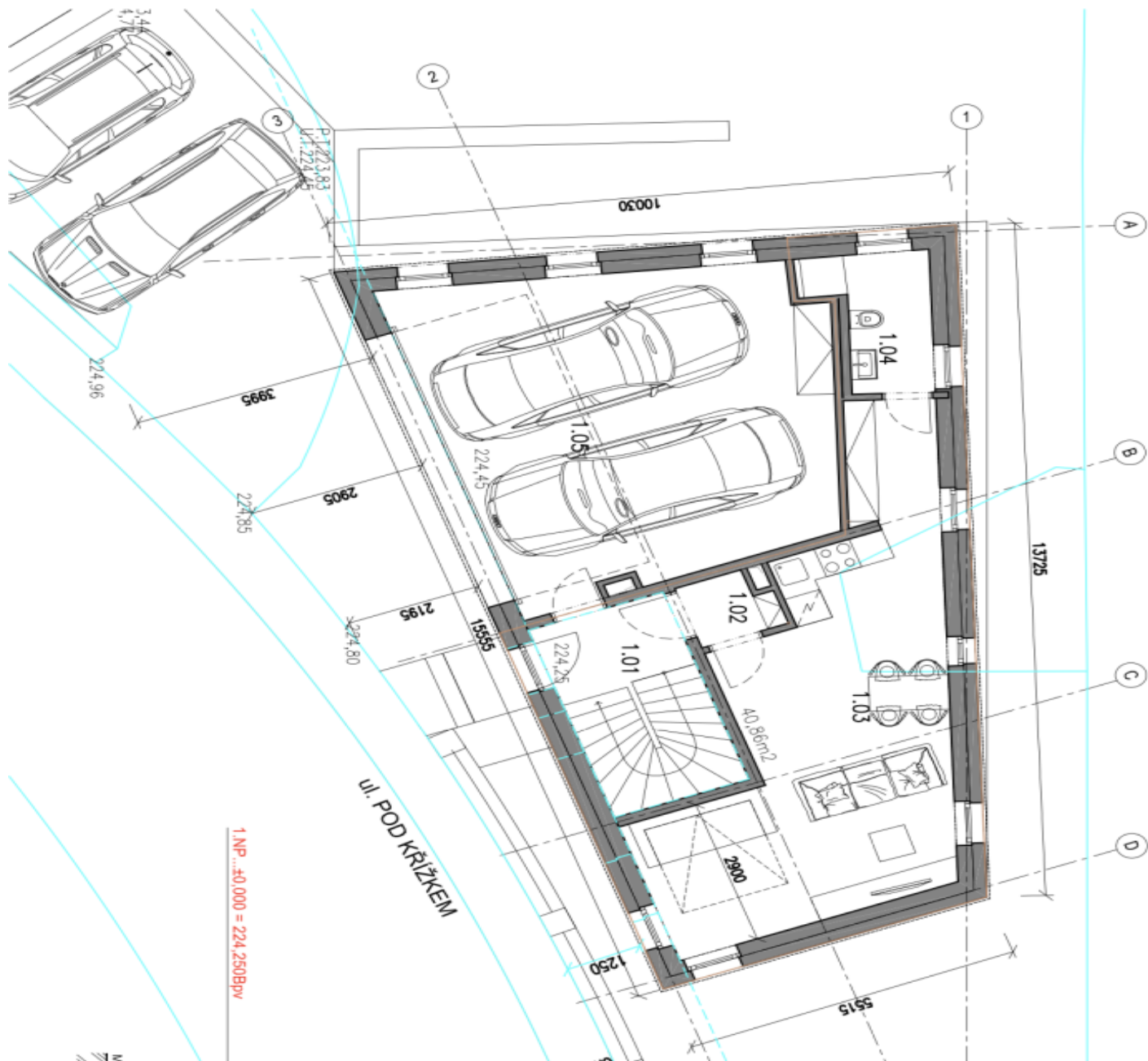
Total area 401 m².





LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m²]
-1.01	SCHODIŠTĚ	9,37m²
-1.02	TECHNICKÁ MÍSTNOST	2,89m²
-1.03	CHODBA	10,20m²
-1.04	POKOU	16,74m²
-1.05	OB. POKOU + KUCH. KOUČI	33,92m²
-1.07	KOUPELNA + WC	7,74m²
-1.07	POKOU	15,32m²
		96,18m²

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1 NP...:40.000 = 224.250Bpv

LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m²]
1.01	SCHODIŠTĚ	9,35m²
1.02	CHODBA	1,70m²
1.03	OB. POKOJ + KUCH. KOUT	33,14m²
1.04	KOUPELNA	4,52m²
1.05	GARAŽ	39,02m²
		87,73m²

