



Land

401 m², Prague 4, Braník

€ 679 152 | CZK 16 500 000





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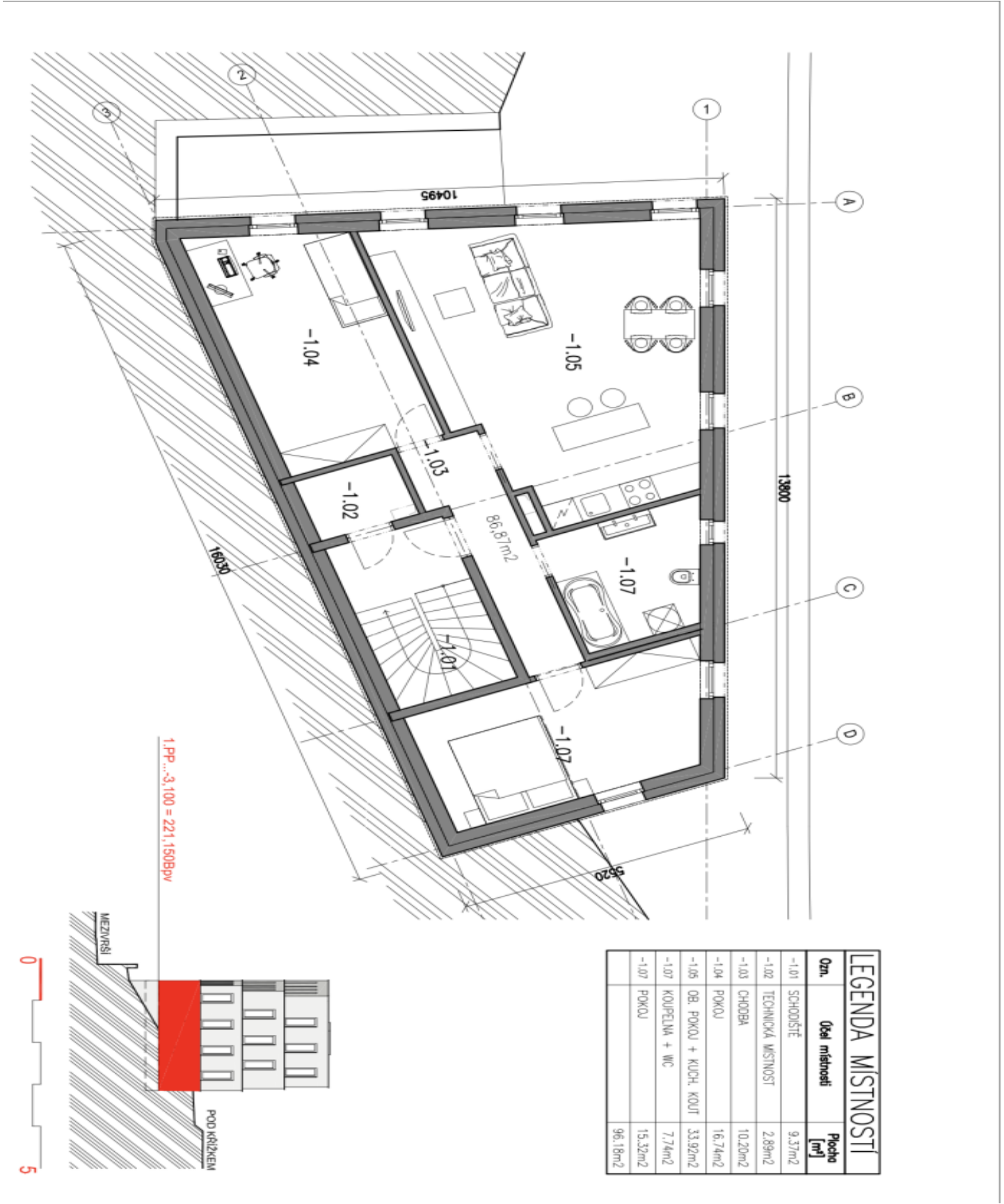
Price per sq. m.	41 147 CZK
Total area	401 m ²
Land type	Housing
Reference number	102315

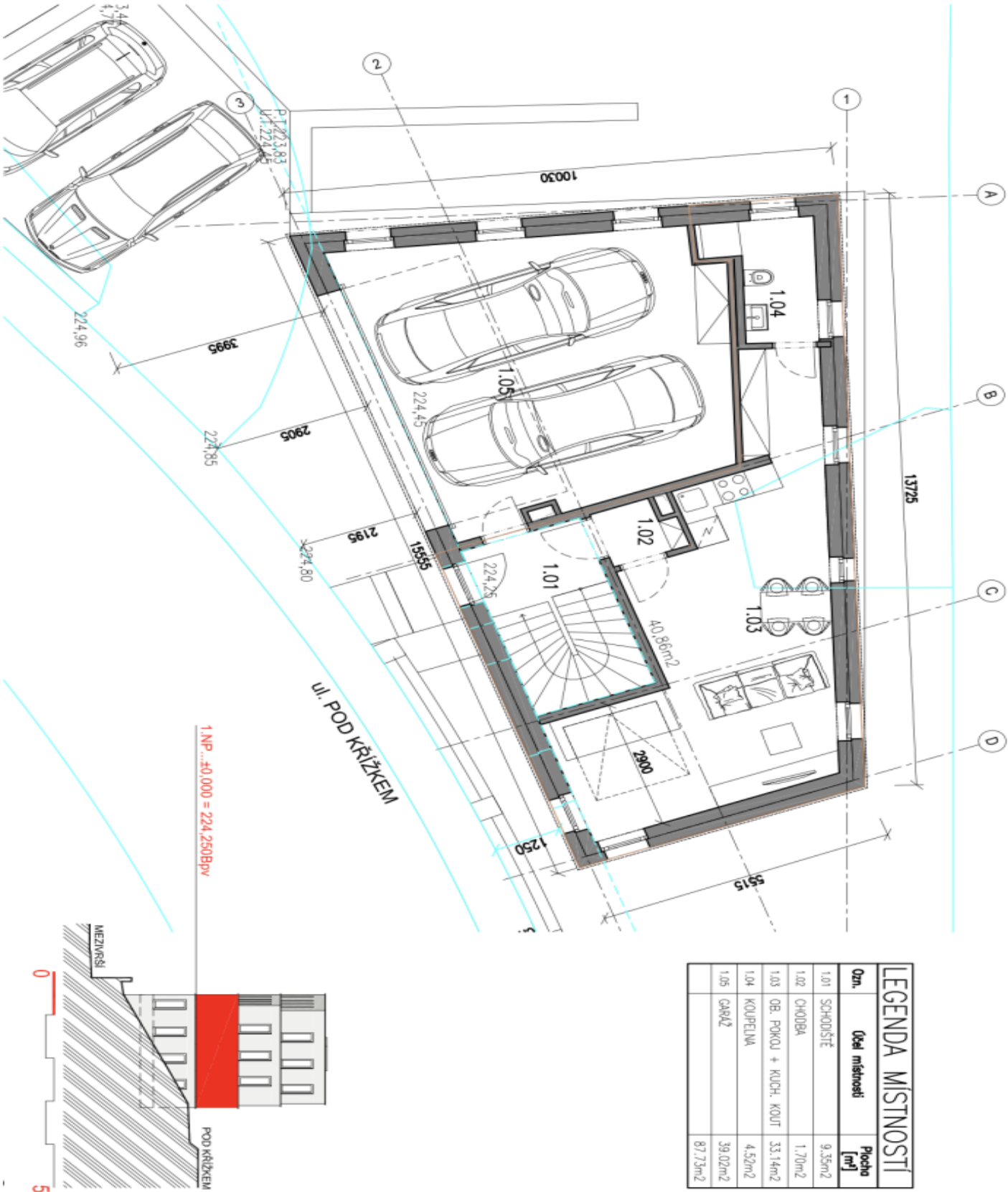
This building plot with a zoning decision and project for the construction of a house with 3 residential units is located in a unique part of a popular residential area in Prague 4 - Braník Dobeška, providing wonderful views, plenty of greenery, and convenient access to all services.

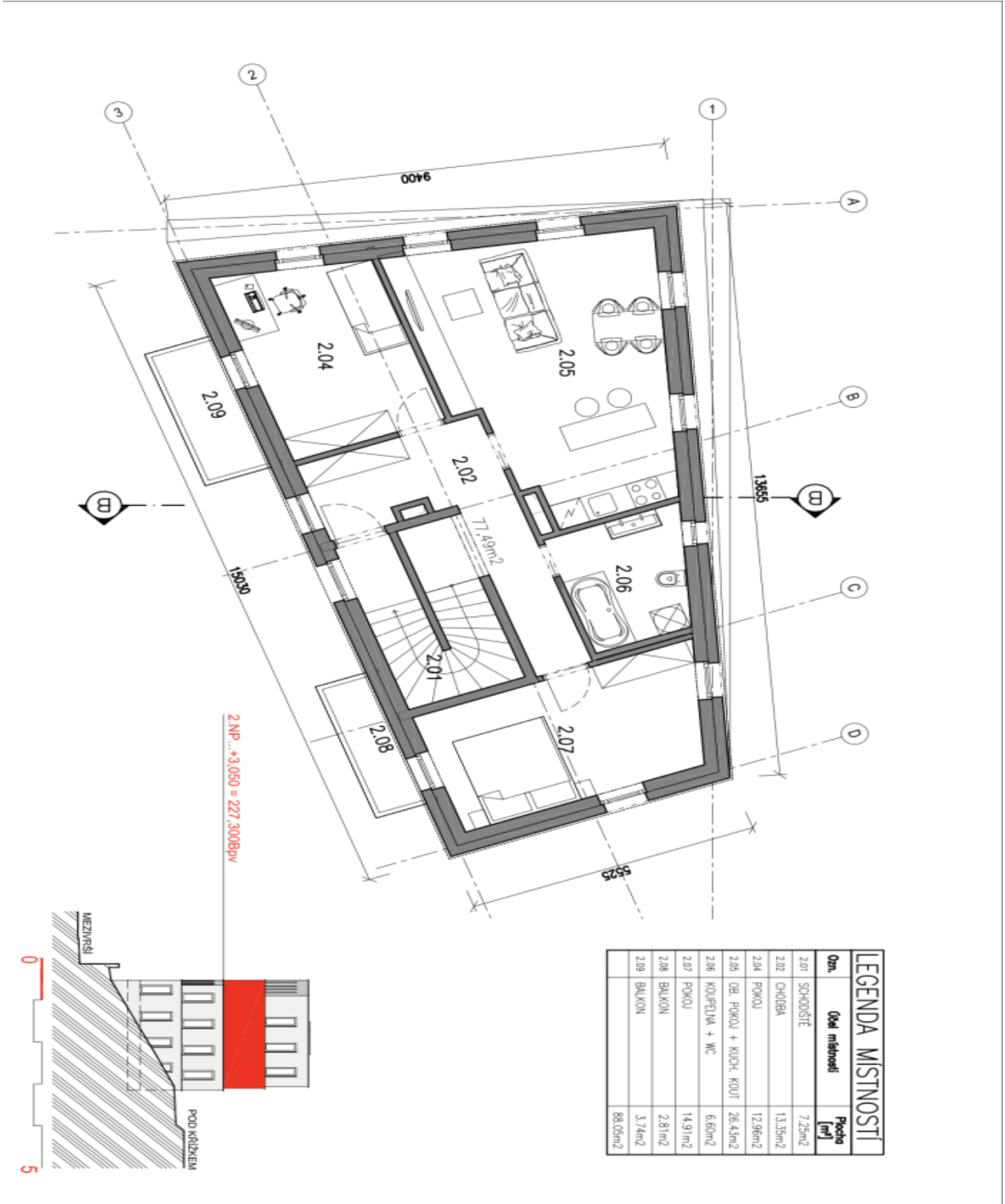
The property is **connected to utility networks**: sewerage, water, electricity, and gas. Access is via a lit asphalt road with a sidewalk. The offer includes a **project for the construction of a villa with three residential units** of different sizes, one underground floor and three floors above ground.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

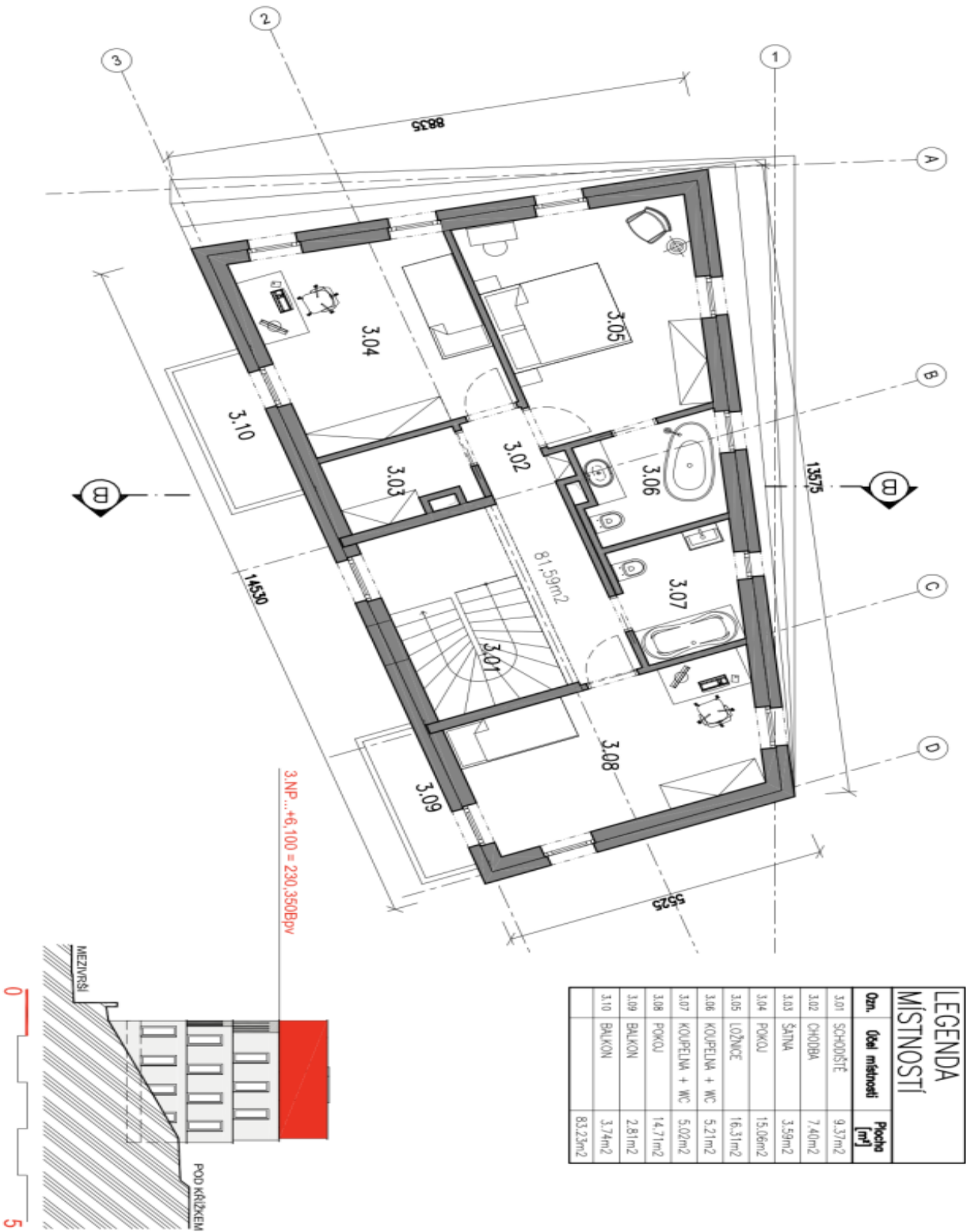
Excellent location, just a few steps from a kindergarten and elementary school as well as a supermarket, there is a pharmacy, restaurant and cafe nearby. The **Branické skály natural monument** surrounds the residential district full of architecturally successful buildings. There is a bus and tram stop 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.	Účel místnosti	Plocha [m ²]
3.01	SCHODIŠTĚ	9,37m ²
3.02	CHODBA	7,40m ²
3.03	ŠATNA	3,59m ²
3.04	POKOU	15,06m ²
3.05	LOŽNICE	16,31m ²
3.06	KOUPELNA + WC	5,21m ²
3.07	KOUPELNA + WC	5,02m ²
3.08	POKOU	14,71m ²
3.09	BALKON	2,81m ²
3.10	BALKON	3,74m ²
		83,23m ²

