



House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská



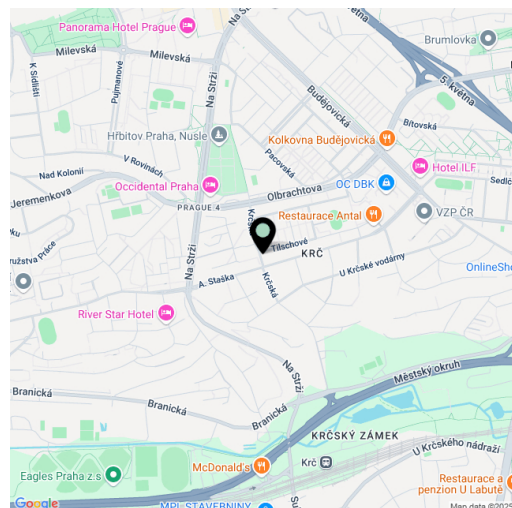


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Plot	594 m²
Foot print	154 m²
Garden	440 m²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	D
Reference number	104673



This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout showcases the seamless combination of residential and business purposes.

In the basement, there are 2 separate rooms (offices) with windows towards the **garden**, 2 workshops, a toilet, a shower bathroom, large and small storage spaces, a corridor, and a staircase hall. On the 1st floor is a generously sized living room with a preparation for a kitchen, a hall, a toilet, a storage room, and a utility room. The 2nd floor consists of a master bedroom with an en-suite bathroom and **a balcony**, another 2 bedrooms with access to **a sunny terrace**, a central bathroom, a stairwell, and a winter garden. The south-facing terrace offers nice views of the surrounding area, and the balcony is west-facing towards the garden lined with mature greenery.

The house is almost completely renovated; windows are plastic with interior blinds. Gas heating. Parking in a **double garage**.

The surrounding rich greenery of the **Habrovka forest park** provides a pleasant seclusion from the hustle and bustle of the city, but at the same time the place is very accessible and everything you need is within walking distance. A kindergarten and elementary school, a **high school**, a health clinic, a shopping center, and several restaurants are about a 10-minute walk away, and there is a sports field with **tennis courts** nearby. The **Budějovická** metro station (line C) can be reached on foot or within 5 minutes by bus, and the Olbrachtova or Nádraží Krč **future station of the line D metro** will be even closer.

Usable area 357 m², built-up area 154 m², garden 440 m², plot 594 m².



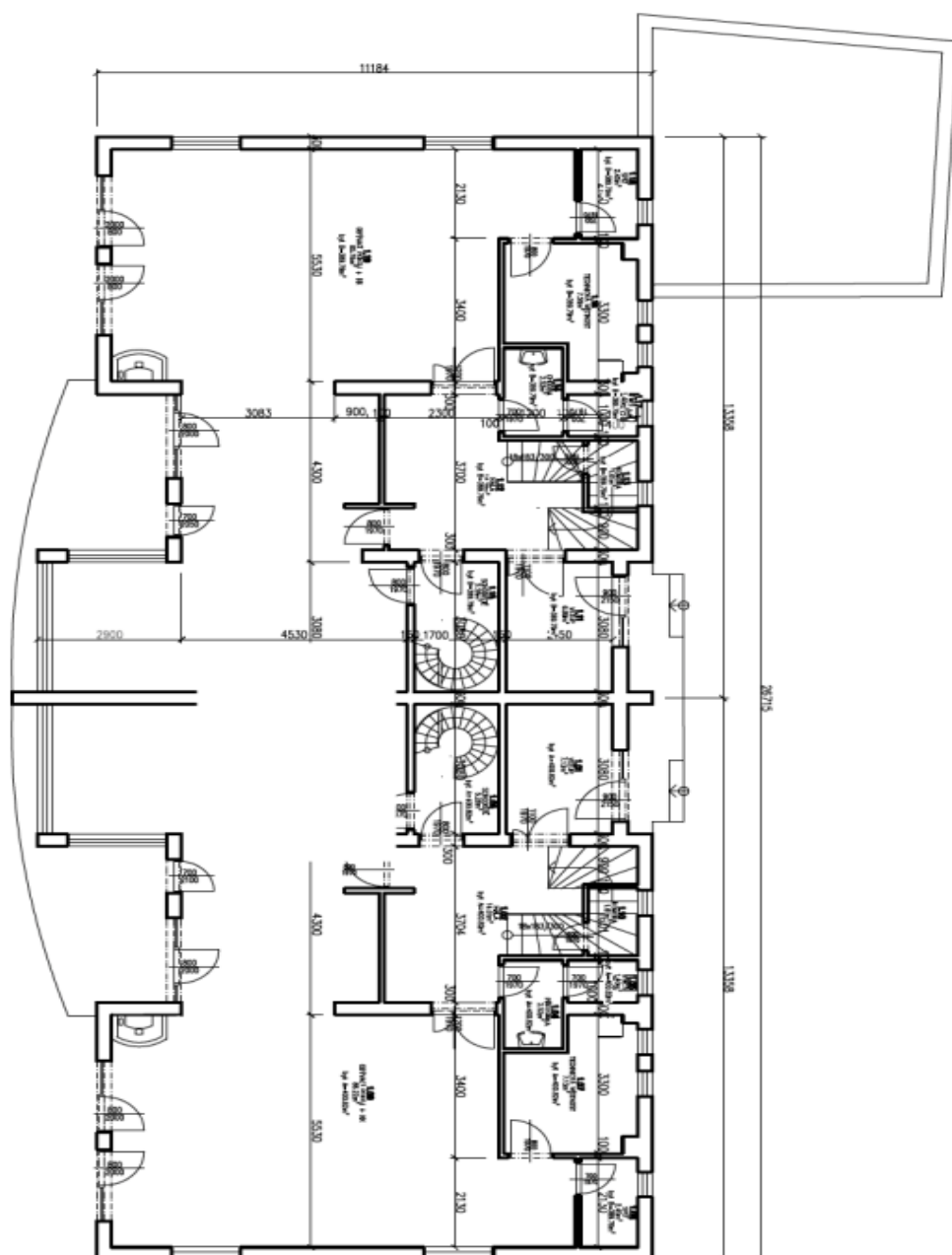
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Tabulka místností - 1 NP		
Číslo	Název	Plocha [m²]
11	VEŠP	6,89
12	HALA	14,39
13	KUCHA	1,61
14	CHODBA	2,52
15	SPALOVNĚ	5,28
16	TECHNICKÁ MÍSTNOST	7,58
17	WC	1,4
18	SPR	2,45
19	TERASOVÁ PLOCHA + KK	65,78
Celková plocha [m²]		127,85

Tabulka místností - 1 NP - BYT A		
Číslo	Název	Plocha [m²]
01	VEŠP	7,15
02	HALA	14,01
03	KUCHA	2,52
04	CHODBA	1,4
05	SPALOVNĚ	5,28
06	TECHNICKÁ MÍSTNOST	7,15
07	WC	1,4
08	SPR	2,45
09	TERASOVÁ PLOCHA + KK	65,22
10	KUCHA	1,61
Celková plocha [m²]		125,29





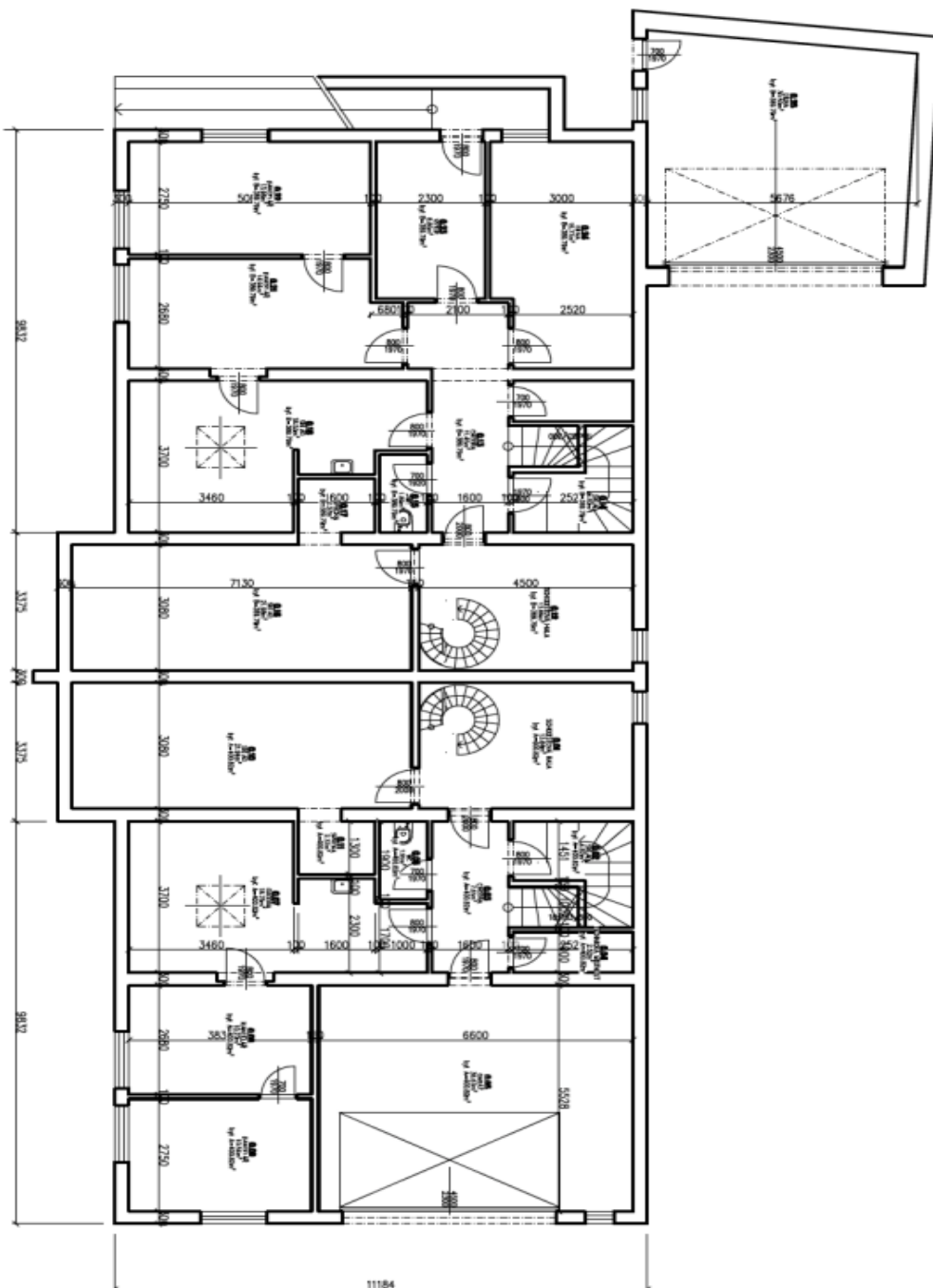
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Tabulka místností - 1 pp - BYT B		
Stav	Název	Plocha m ²
012	SCHODISTOVÁ HLÁ	13.89
013	CHODBA	11.45
014	SKLAD	4.82
015	WC	1.85
016	SKLAD	21.88
017	SPRCHA	2.37
018	SKLAD	18.53
019	KANALIZACE	14.84
020	KANALIZACE	13.88
021	KANALIZACE	8.09
022	KANALIZACE	15.77
023	KANALIZACE	9.37
Celková plocha [m ²]		158.83

Tabulka místností - 1 pp - BYT B		
Stav	Název	Plocha m ²
012	SCHODISTOVÁ HLÁ	13.84
013	CHODBA	4.42
014	TOALETNA	7.61
015	TOALETNA	7.52
016	TOALETNA	3.67
017	CHODBA	1.91
018	KANALIZACE	18.75
019	KANALIZACE	10.27
020	KANALIZACE	10.54
021	KANALIZACE	21.84
022	KANALIZACE	9.37
Celková plocha [m ²]		131.24





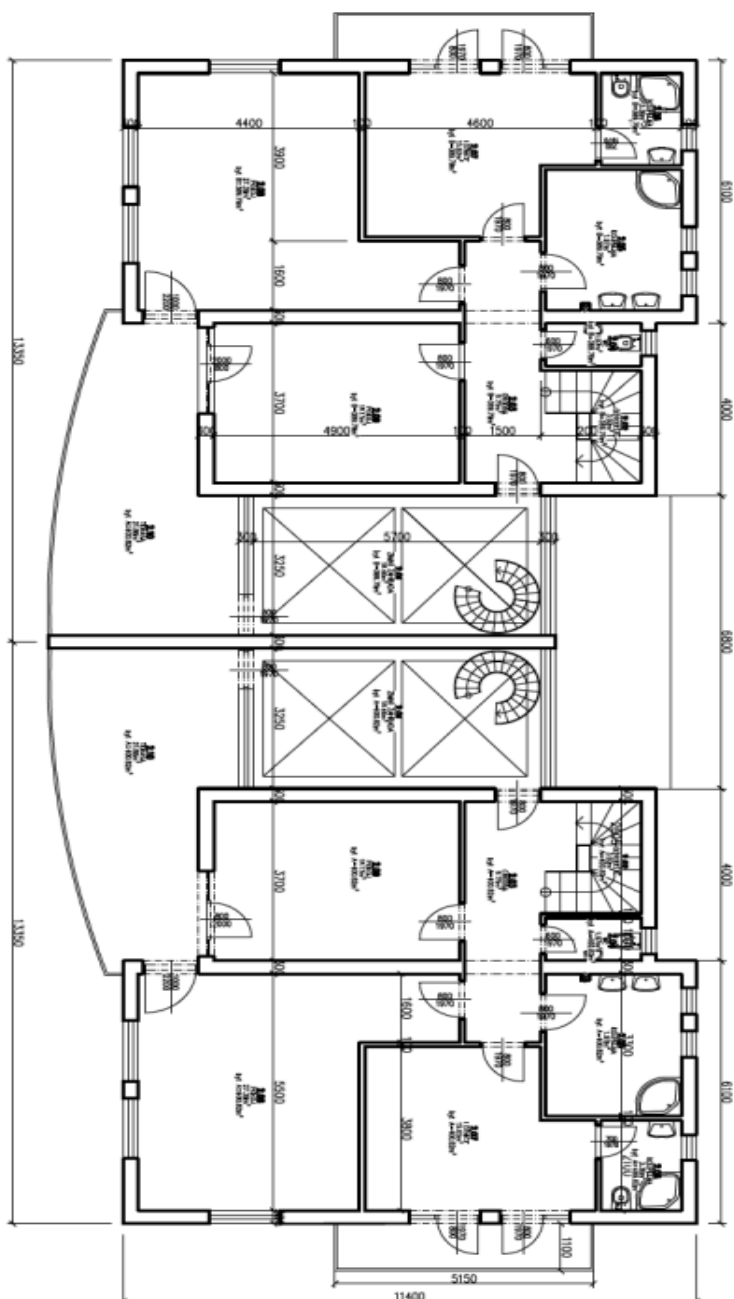
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Objekt	Podlaží	Podlaží	Podlaží
2.01	2.02	2.03	2.04
2.05	2.06	2.07	2.08
2.09	2.10	2.11	2.12
2.13	2.14	2.15	2.16
2.17	2.18	2.19	2.20
2.21	2.22	2.23	2.24
2.25	2.26	2.27	2.28
2.29	2.30	2.31	2.32
2.33	2.34	2.35	2.36
2.37	2.38	2.39	2.40
2.41	2.42	2.43	2.44
2.45	2.46	2.47	2.48
2.49	2.50	2.51	2.52
2.53	2.54	2.55	2.56
2.57	2.58	2.59	2.60
2.61	2.62	2.63	2.64
2.65	2.66	2.67	2.68
2.69	2.70	2.71	2.72
2.73	2.74	2.75	2.76
2.77	2.78	2.79	2.80
2.81	2.82	2.83	2.84
2.85	2.86	2.87	2.88
2.89	2.90	2.91	2.92
2.93	2.94	2.95	2.96
2.97	2.98	2.99	2.100

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2.49	2.50	2.51	2.52
2.53	2.54	2.55	2.56
2.57	2.58	2.59	2.60
2.61	2.62	2.63	2.64
2.65	2.66	2.67	2.68
2.69	2.70	2.71	2.72
2.73	2.74	2.75	2.76
2.77	2.78	2.79	2.80
2.81	2.82	2.83	2.84
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