



Apartment building

416 m², Prague 4, Krč, K Habrovce

€ 1 456 900 | CZK 36 000 000



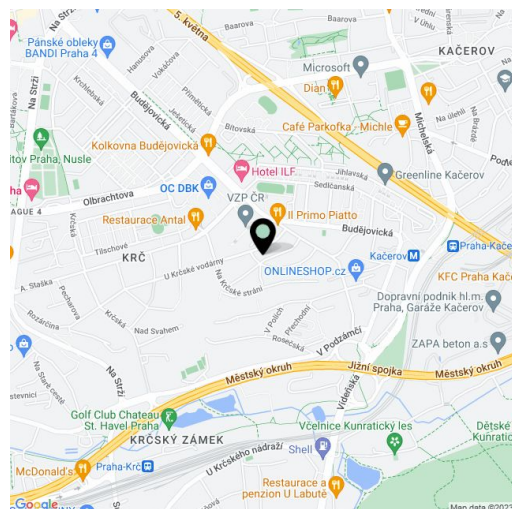


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Total gross floor area of the building	486 m ²
Total net leasable area of the building	416 m ²
Plot	520 m ²
Foot print	256 m ²
Parking	Garage
Garage	Yes
Cellar	-
PENB	G
Reference number	101813



This house, with a practical location near the Budějovická metro station and the greenery of Habrovka Park, intended for reconstruction, is suitable for multi-generational family living, company headquarters, or a combination of private living and business. It currently consists of 4 separate residential units with impressive views, a garage, and a large bright semi-basement suitable for creating a non-residential space (e.g. doctor's office).

The ground floor currently consists of 2 apartment units: a studio apartment (40.7 m²) and a 1-bedroom apartment (64.41 m²); the entire 1st floor consists of a 3-bedroom apartment (107.49 m²), on the 2nd floor there is 1-bedroom apartment (75.84 m²) with a **sunny terrace** offering **wonderful views** of the surrounding area. The basement of 114.25 m² contains cellars, storage space, a workshop, and a garage with direct access to the house.

The building is in a condition requiring complete **reconstruction**. Windows are plastic; gas heating. The **original craftsmanship elements** are preserved in the interior, for example, the staircase, railings, or parquet floors; a semi-circular, **southeast-facing bay window** add a distinctive character. The garden faces northwest and the nicely **grown trees** provide welcome shade in the summer.

The house is situated in a **wonderful location**, away from the hustle and bustle of the city and at the same time within walking distance of everything you need. Literally just a few steps from the house is a health clinic, a shopping center with a supermarket, a metro station (line C), and a bus stop. A station of the new metro line D is being built nearby. There are also elementary schools and kindergartens as well as nurseries, a **high-school**, and the private **Prime Institut** management school is within a short walking distance. Habrovka Park is located a short distance away, and there are also **several sports fields** nearby: tennis and beach volleyball courts, football, baseball and softball fields.

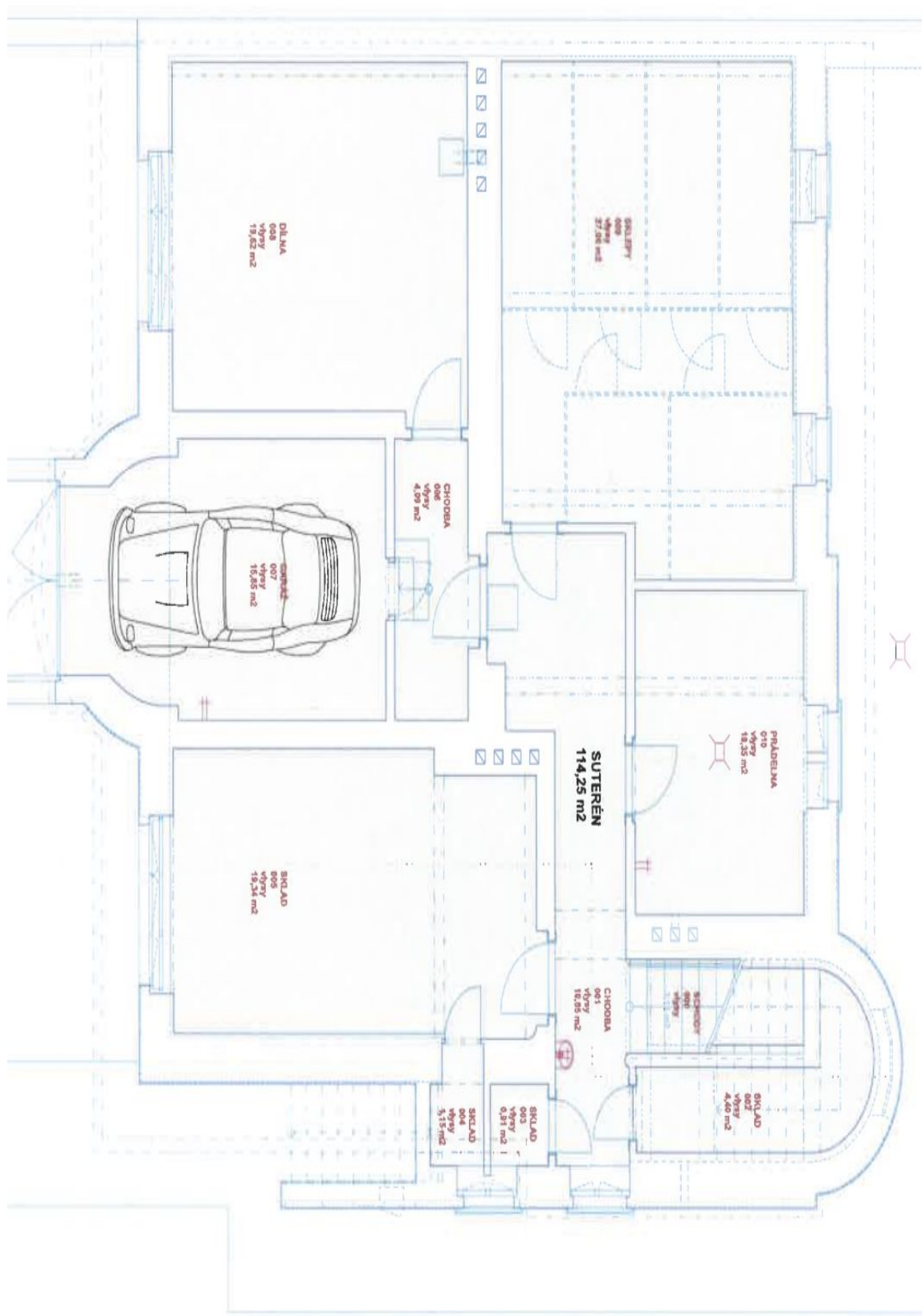
Usable area 485.63 m², built-up area 256 m², garden 264 m², land 520 m².
The property is approved as a residential building.



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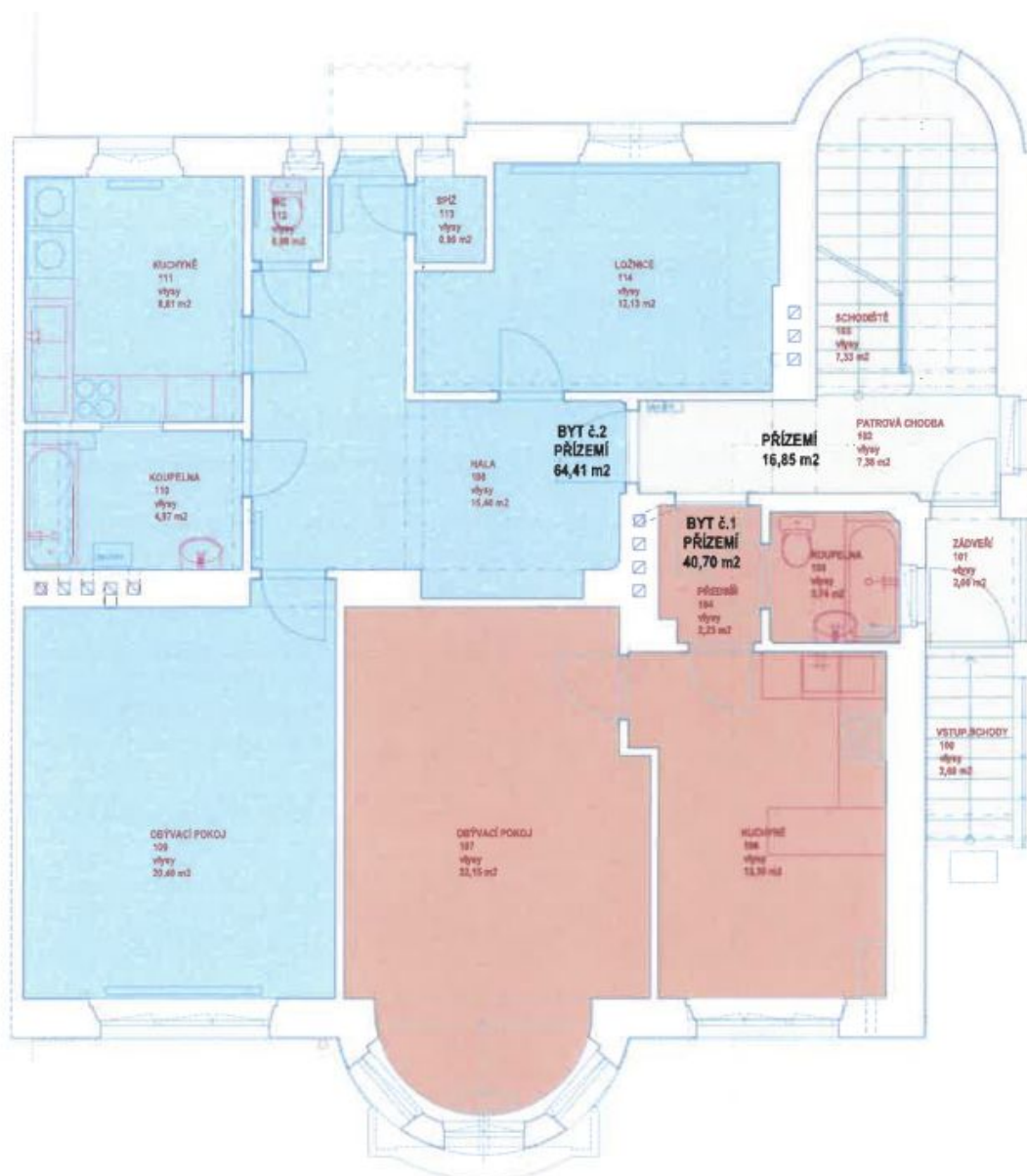




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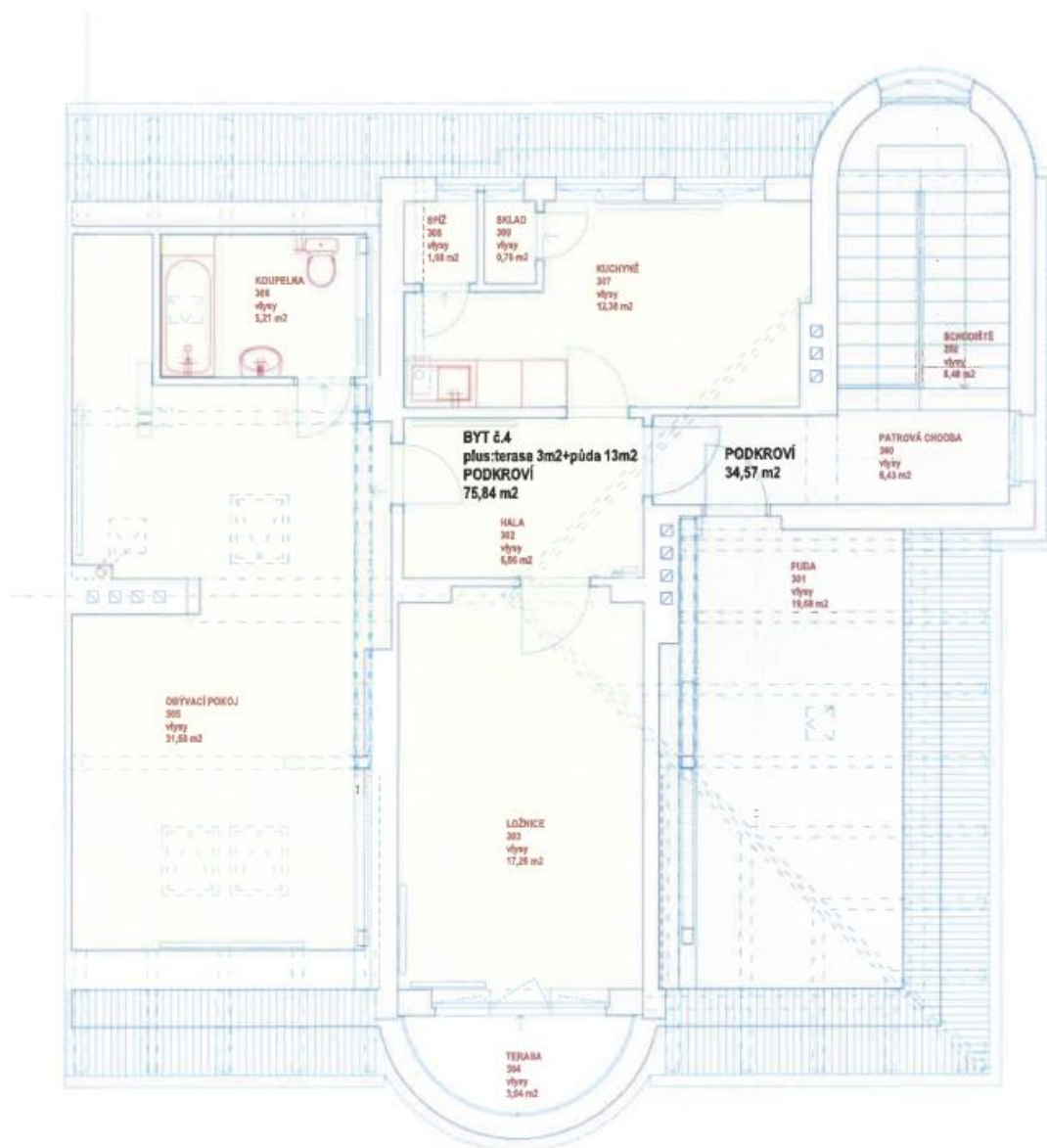


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