



## House Four-bedroom (5+kk)

€ 1 587 617 | CZK 40 000 000

630 m<sup>2</sup>, Prague 5, Radlice





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Plot	832 m <sup>2</sup>
Foot print	174 m <sup>2</sup>
Garden	658 m <sup>2</sup>
Parking	2 garages
Garage	Yes
Cellar	-
PENB	G
Reference number	101426

**This spacious three-story house requiring complete reconstruction, suitable for housing and commercial purposes, with 2 garages and a large garden lined with mature greenery, stands in an attractive and excellently accessible location on a side cul-de-sac in a dynamically developing location in Prague 5 - Radlice.**

The ground and first floors have recently been used as **offices** with a total of 9-10 rooms, sanitary facilities, and kitchens. On the 2nd floor, there is a **1-bedroom** apartment. A nice garden adjoins the house, and from the windows there are **impressive views** of the surrounding and distant **green areas** and of a modern development that is currently being built on a former brownfield in the neighborhood.

The brick house is in a condition requiring **complete reconstruction**. Heating is provided by a Vaillant gas boiler, and parking is provided in **two garages** in the basement of the house.

A convenient location in the neighborhood of the **Waltrovka** and **Nová Waltrovka** districts ensures convenient access to a supermarket, other shops, and services (including medical ones) as well as a cultivated environment with a **park**, at the same time the new complex will prevent the nuisance of noise from Radlická Street. A metro station and a tram stop are a few minutes' walk away, and you can easily connect to the City and Prague Ring Roads by car. Nearby is a **park**, a kindergarten and elementary school, a **swimming stadium**, or a **sports field** with **tennis courts**.

Usable area 630.72 m<sup>2</sup>, built-up area 174 m<sup>2</sup>, garden 658 m<sup>2</sup>, plot 832 m<sup>2</sup>.