



Land

401 m², Prague 4, Braník, Pod Křížkem

€ 716 603 | CZK 17 890 000





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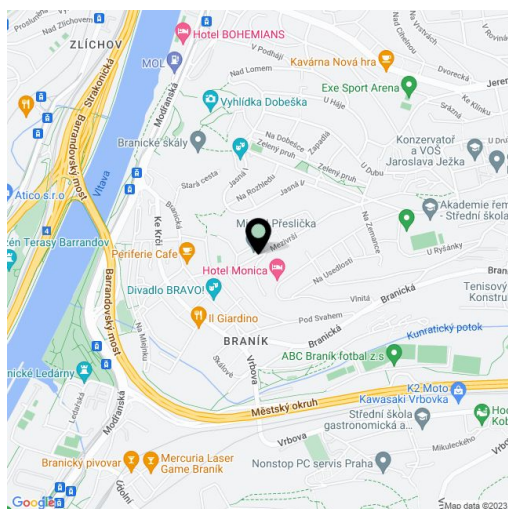
Price per sq. m.	44 613 CZK
Total area	401 m ²
Land type	Housing
Reference number	102315

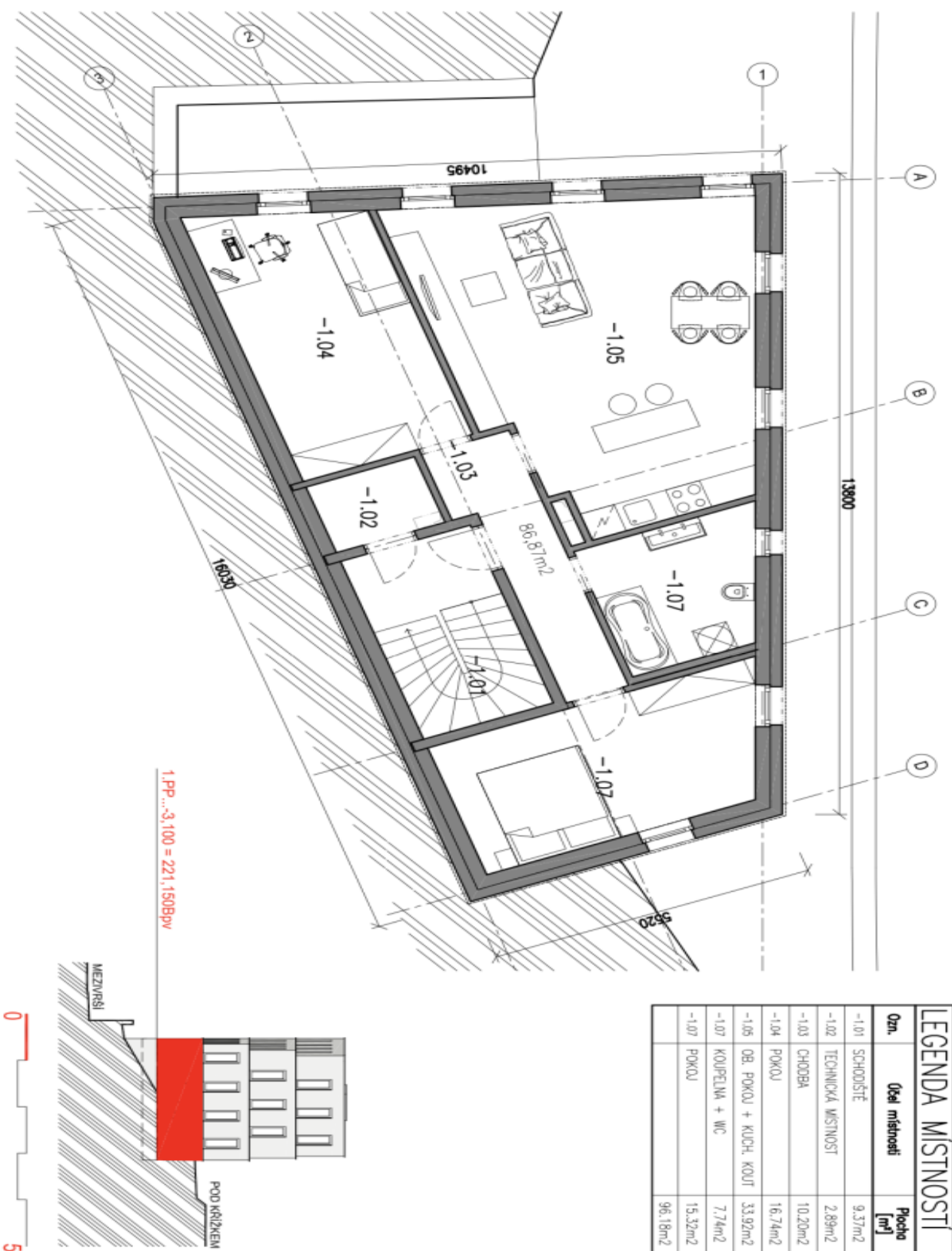
This building plot with a zoning decision and project for the construction of a house with 3 residential units is located in a unique part of a popular residential area in Prague 4 - Braník Dobeška, providing wonderful views, plenty of greenery, and convenient access to all services.

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.

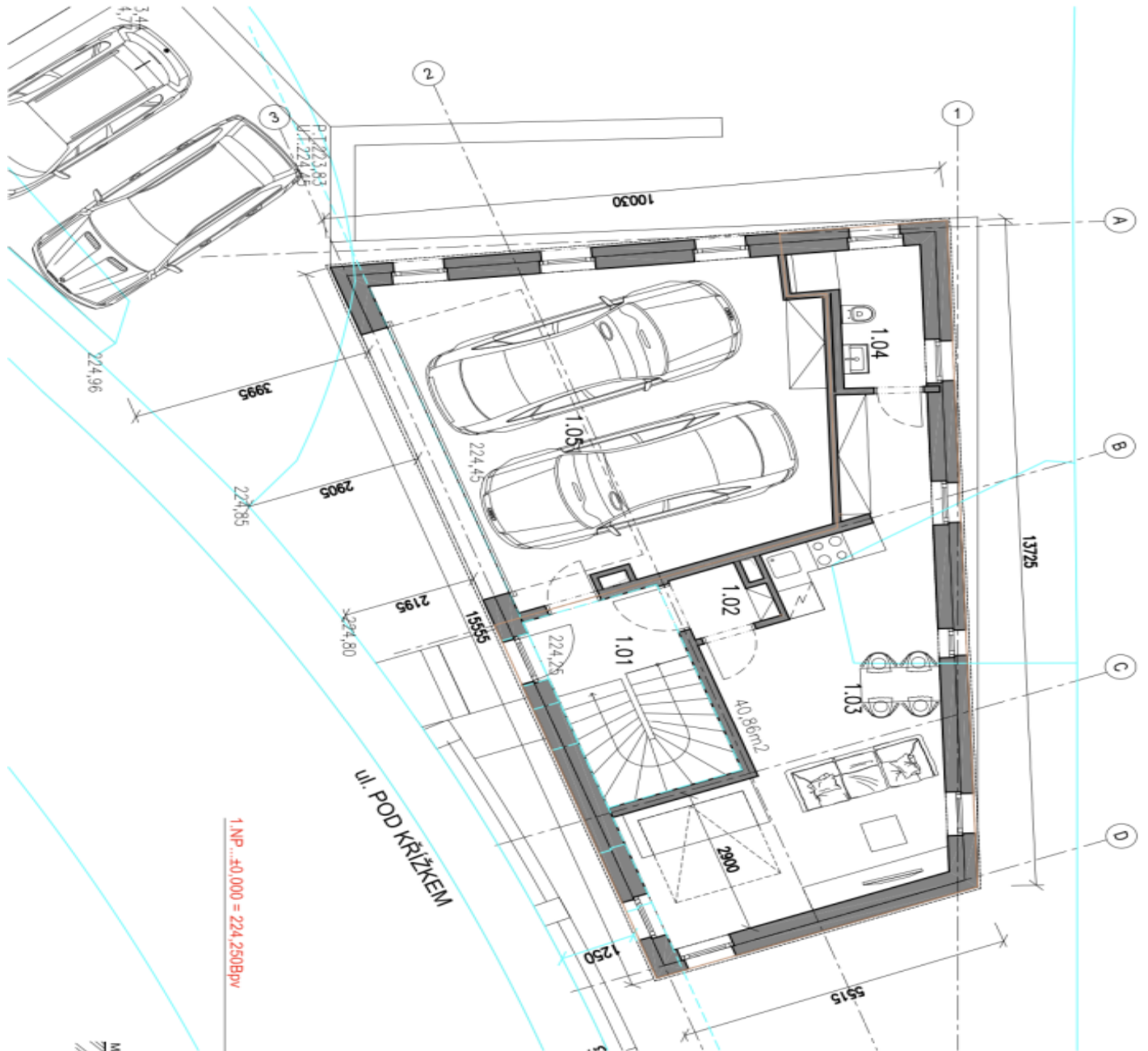
Excellent location, just a few steps from a kindergarten and elementary school as well as a supermarket, there is a pharmacy, restaurant and cafe nearby. The **Branické skály natural monument** surrounds the residential district full of architecturally successful buildings. There is a bus and tram stop 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.

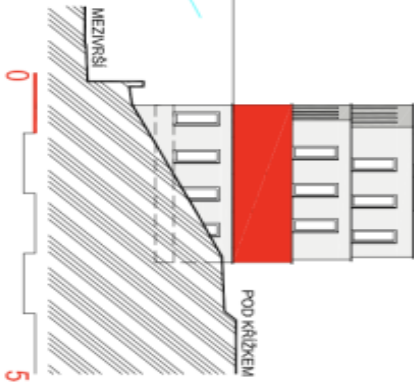




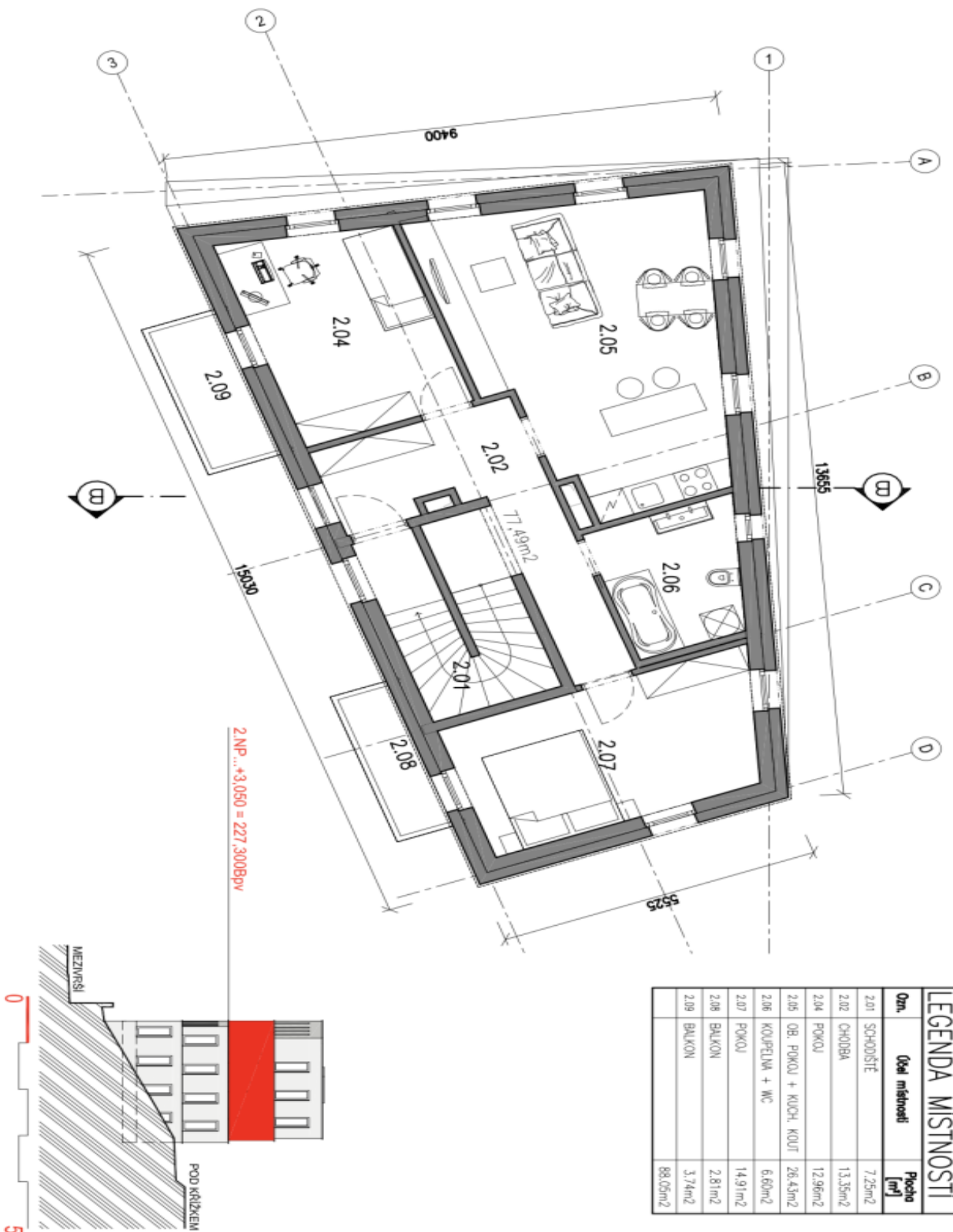
LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m ²]
-1.01	SCHODIŠTĚ	9,37m ²
-1.02	TECHNICKÁ MÍSTNOST	2,89m ²
-1.03	CHODBA	10,20m ²
-1.04	POKOU	16,74m ²
-1.05	OB. POKOU + KUCH. KOUČI	33,92m ²
-1.07	KOUPELNA + WC	7,74m ²
-1.07	POKOU	15,32m ²
		96,18m ²



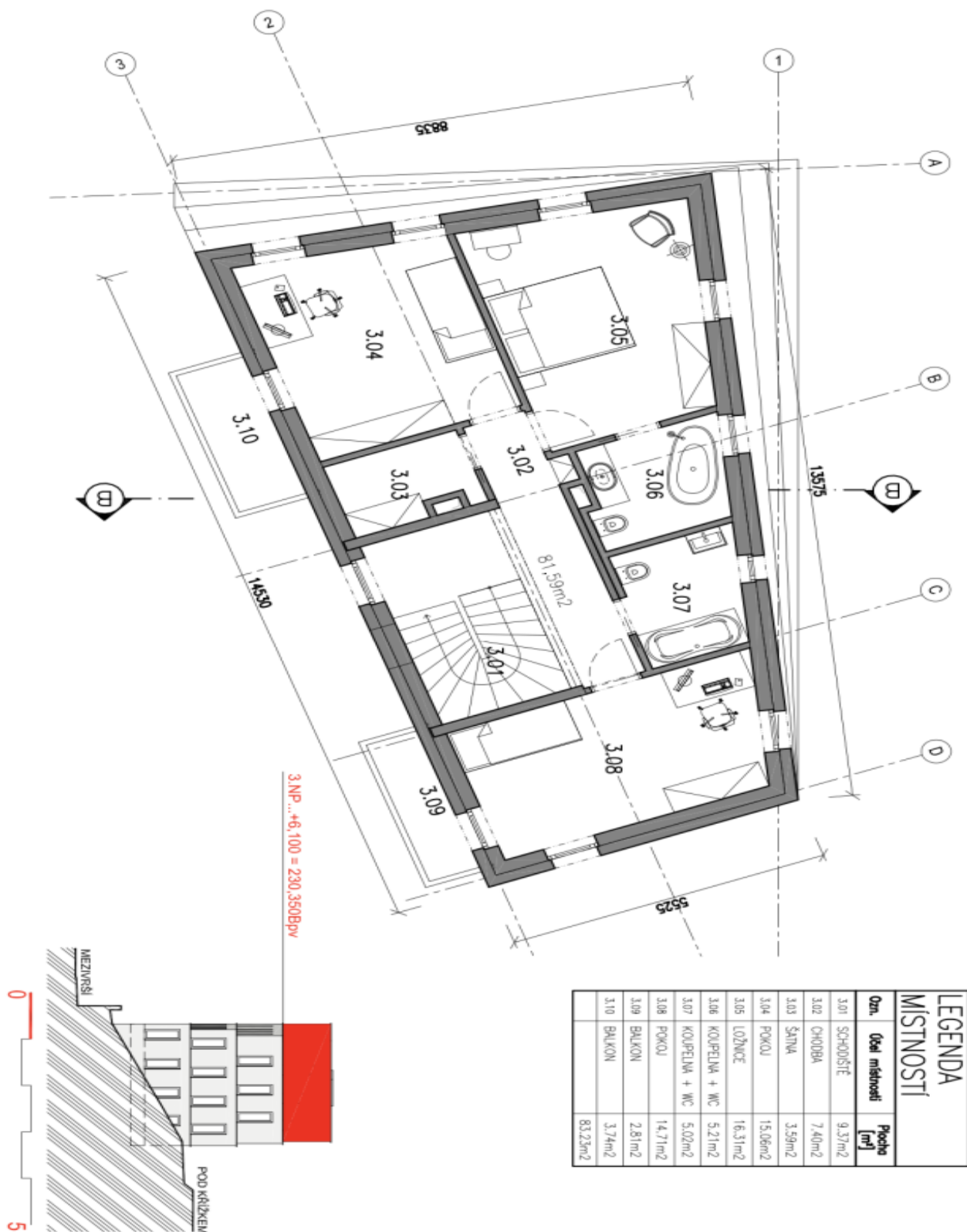
1 NP...:40.000 = 224.250Bpv



LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m ²]
1.01	SCHODIŠTĚ	9,35m ²
1.02	CHODBA	1,70m ²
1.03	OB. POKOJ + KUCH. KOUT	33,14m ²
1.04	KOUPELNA	4,52m ²
1.05	GARÁŽ	39,02m ²
		87,73m ²



LEGENDA MÍSTNOSTI		
Ozn.	Obel místnosti	Plocha [m ²]
2.01	SCHODIŠTĚ	7,25m ²
2.02	CHODBA	13,35m ²
2.04	POKOU	12,96m ²
2.05	OB. POKOU + KUCH. KOUT.	26,43m ²
2.06	KOUPELNA + WC	6,60m ²
2.07	POKOU	14,91m ²
2.08	BALKON	2,81m ²
2.09	BALKON	3,74m ²
		88,05m ²



LEGENDA MÍSTNOSTI		
Ozn.	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

