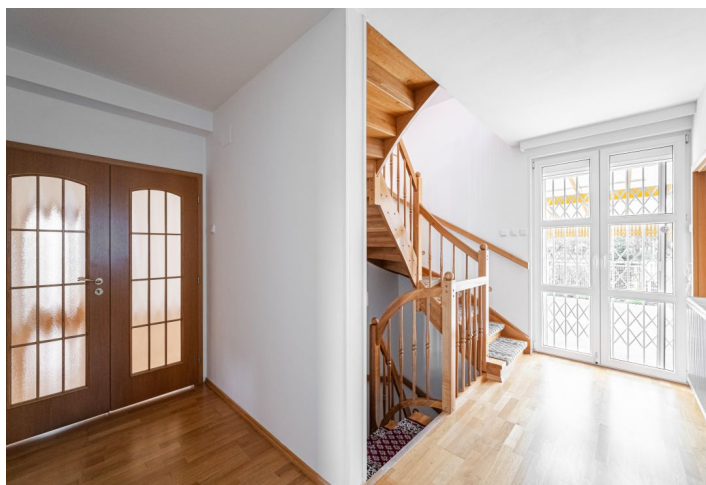




House Six-bedroom (7+kk)

€ 1 547 926 | CZK 39 000 000

728 m², Prague 4, Braník, Na Dlouhé mezi





House Six-bedroom (7+kk)

€ 1 547 926 | CZK 39 000 000

728 m², Prague 4, Braník, Na Dlouhé mezi

Usable area	728 m ²
Plot	1 033 m ²
Foot print	170 m ²
Floor area	478 m ²
Terrace	182 m ²
Winter garden	15 m ²
Parking	Yes
Garage	53 m ²
Cellar	Yes
PENB	D
Reference number	103954

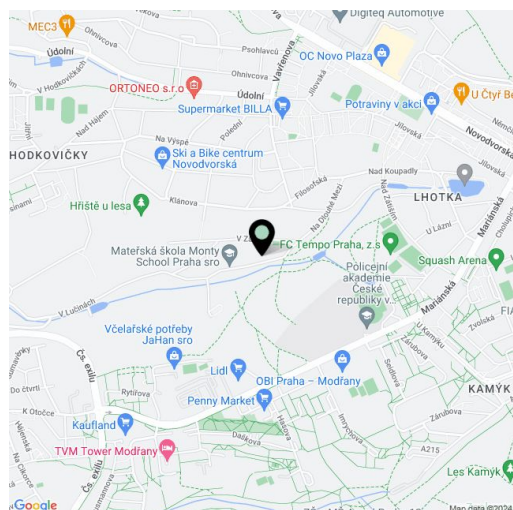
This very spacious family house with a basement, an elevator, fitness room, fireplace, air-conditioning, and a double garage is surrounded by a large landscaped garden on a quiet side street right next to the popular Hodkovičky forest park, within walking distance of everything you need.

The basement contains a **fitness room**, a laundry room, cellar storage spaces, and utility facilities. The ground floor consists of a living room, adjoining kitchen, and **conservatory**, a study, **2 walk-in wardrobes**, a bathroom (with a shower and toilet), a hall, and a foyer. Upstairs are 3 bedrooms, a bathroom, a dressing room, and a **generously sized terrace**. In the attic is an open living space with its own kitchen, a bathroom, a storage, and a staircase hall. All floors are connected by an **elevator**.

The house was renovated in 2005, when an elevator was installed and a **spacious double garage** with direct access to the house was added. Floors are wooden; windows are plastic with **exterior window blinds**. Facilities include a camera system and an alarm, heating is provided by a gas boiler. The **nicely maintained garden** mainly faces northwest and has an **irrigation system**.

The attractive area is located at the junction of the **Braník, Lhotka and Hodkovičky** districts in the immediate vicinity of a vast forest park with **hiking and bike trails**. Near the house are a kindergarten and elementary school, a **high school**, a vocational school, or the Police Academy of the Czech Republic, as well as a supermarket, shopping center, and medical services. A **sports field with tennis courts** and a multi-purpose field, the popular **Lhotka biotope**, many playgrounds, and an outdoor gym are nearby. There is a bus stop literally a few meters from the house, from where you can quickly get to the Budějovická metro station or the Nádraží Braník tram stop, and a new metro station of the D line will be built nearby.

Usable area 728 m² (of which interior 478 m², terrace with pergola 147 m², terraces 14.5 and 20.7 m², garage 53 m², winter garden 15.7 m²) built-up area 170 m², garden 863 m², plot 1,033 m²

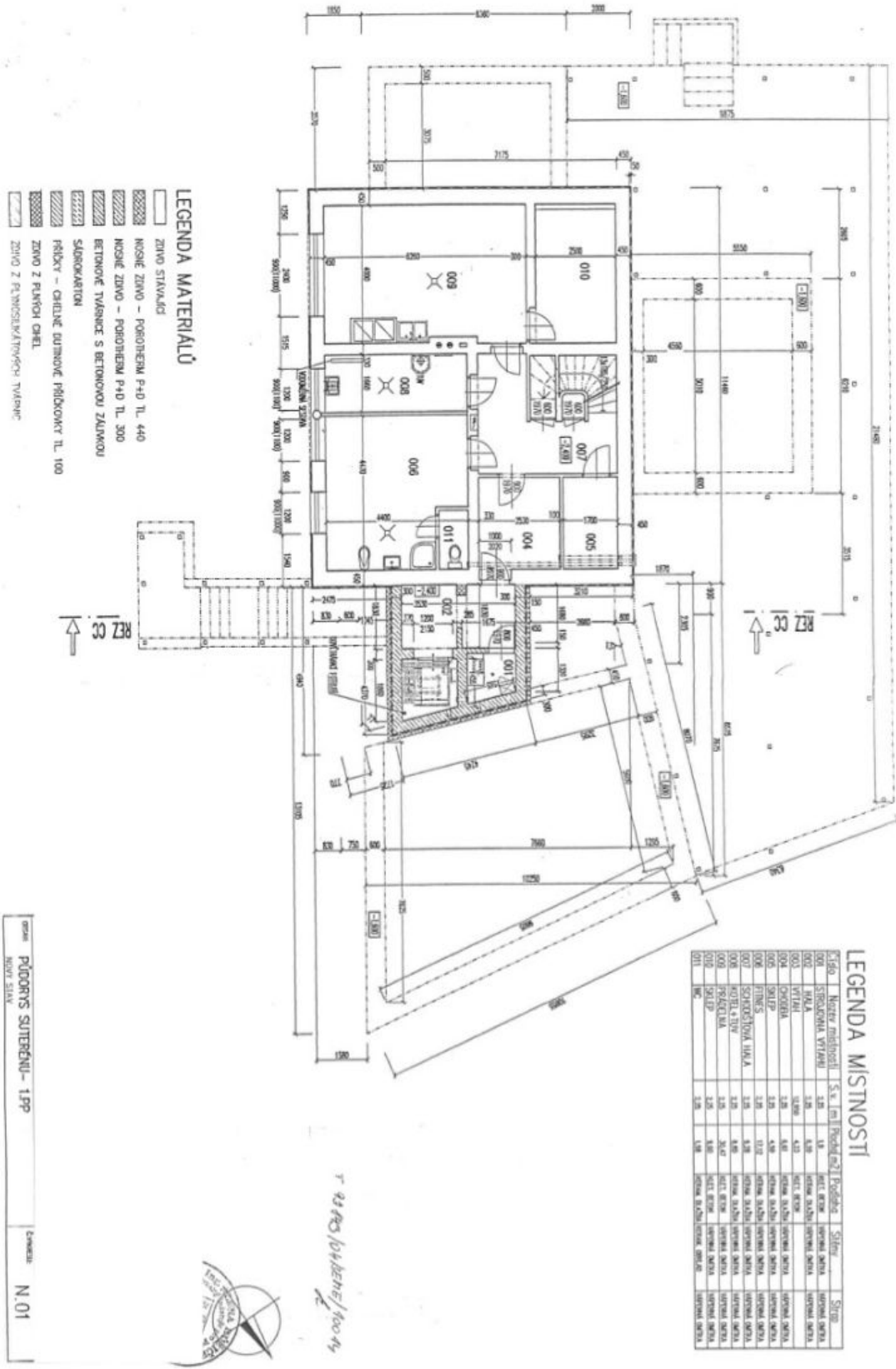




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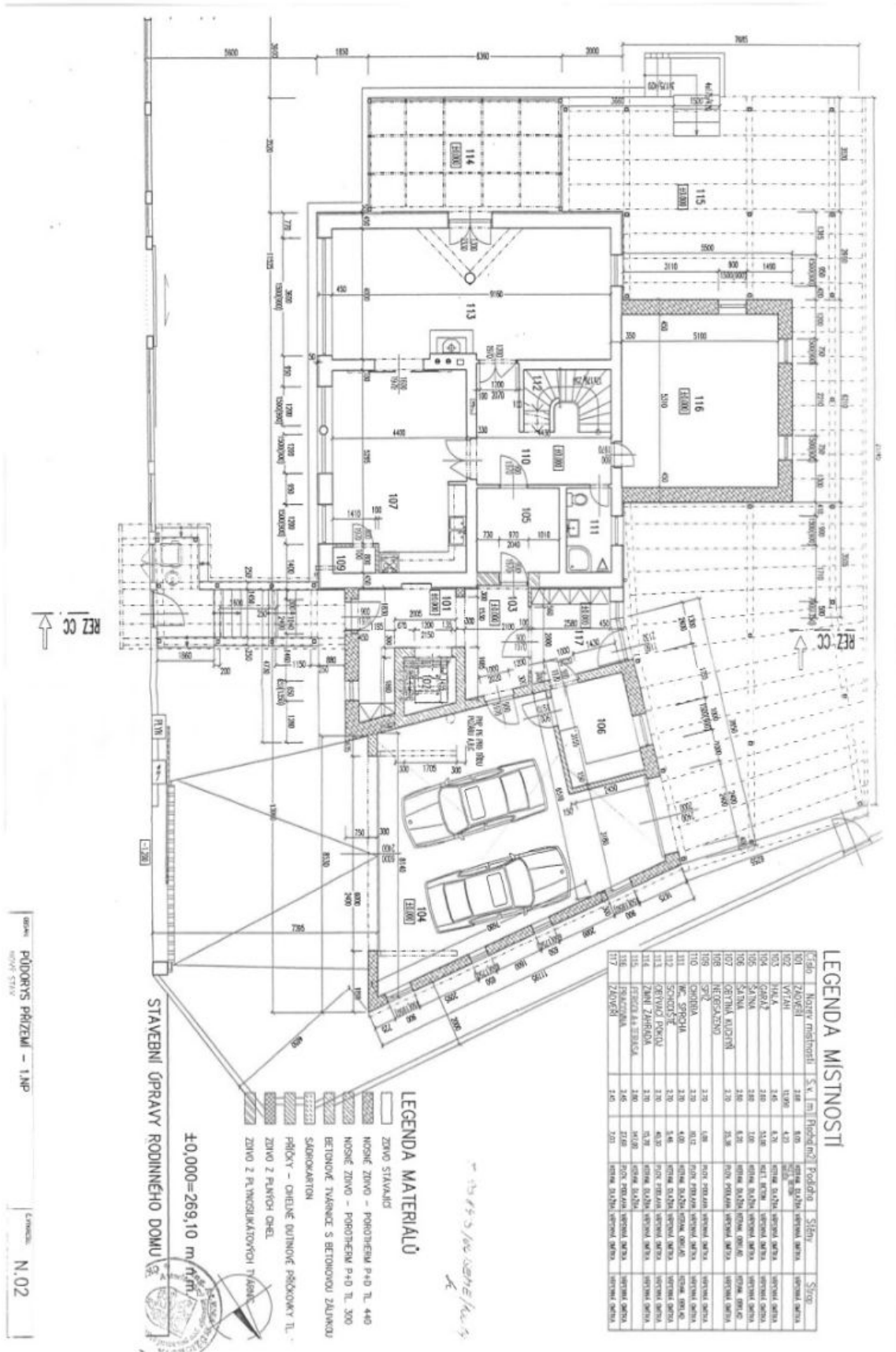




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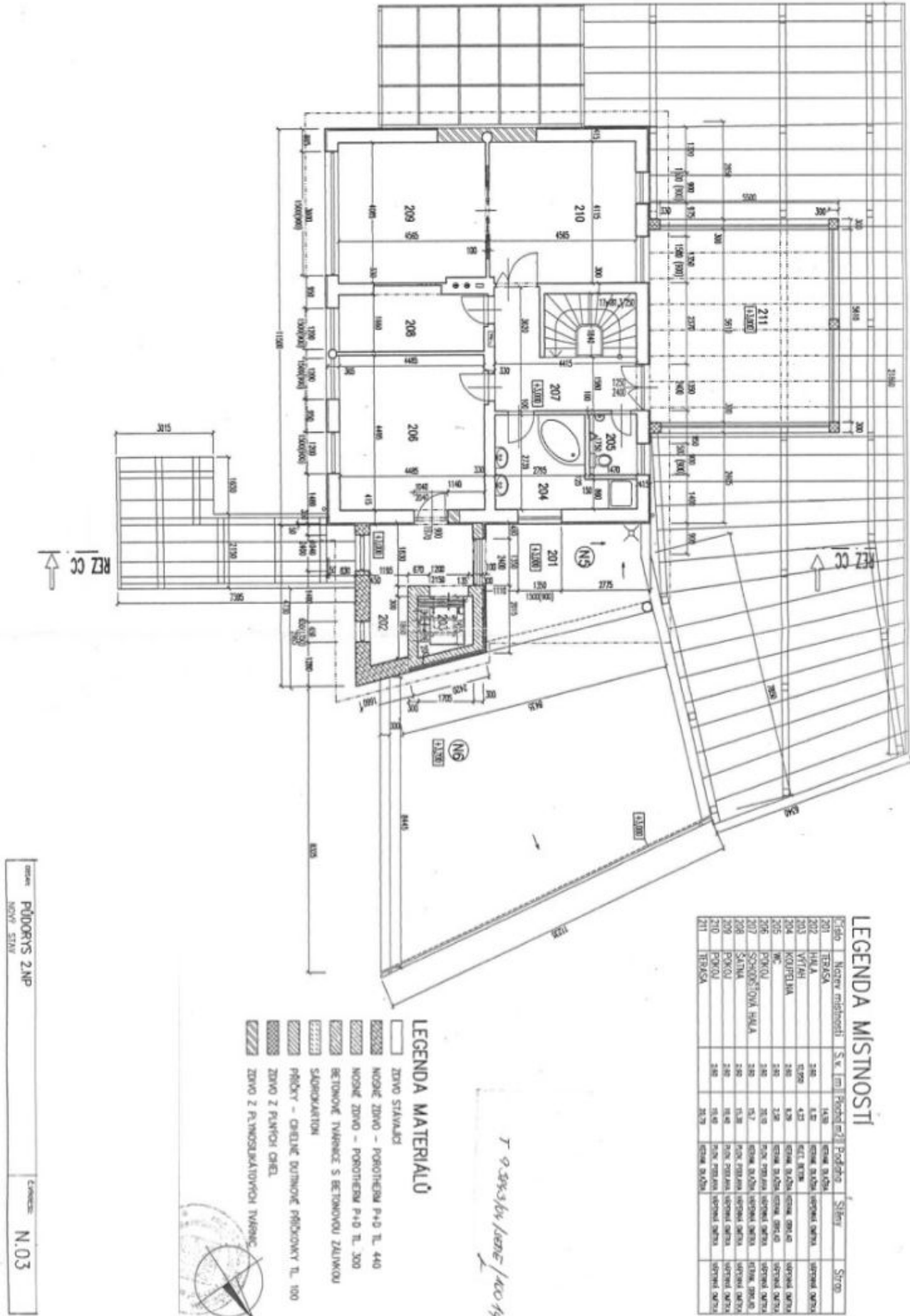




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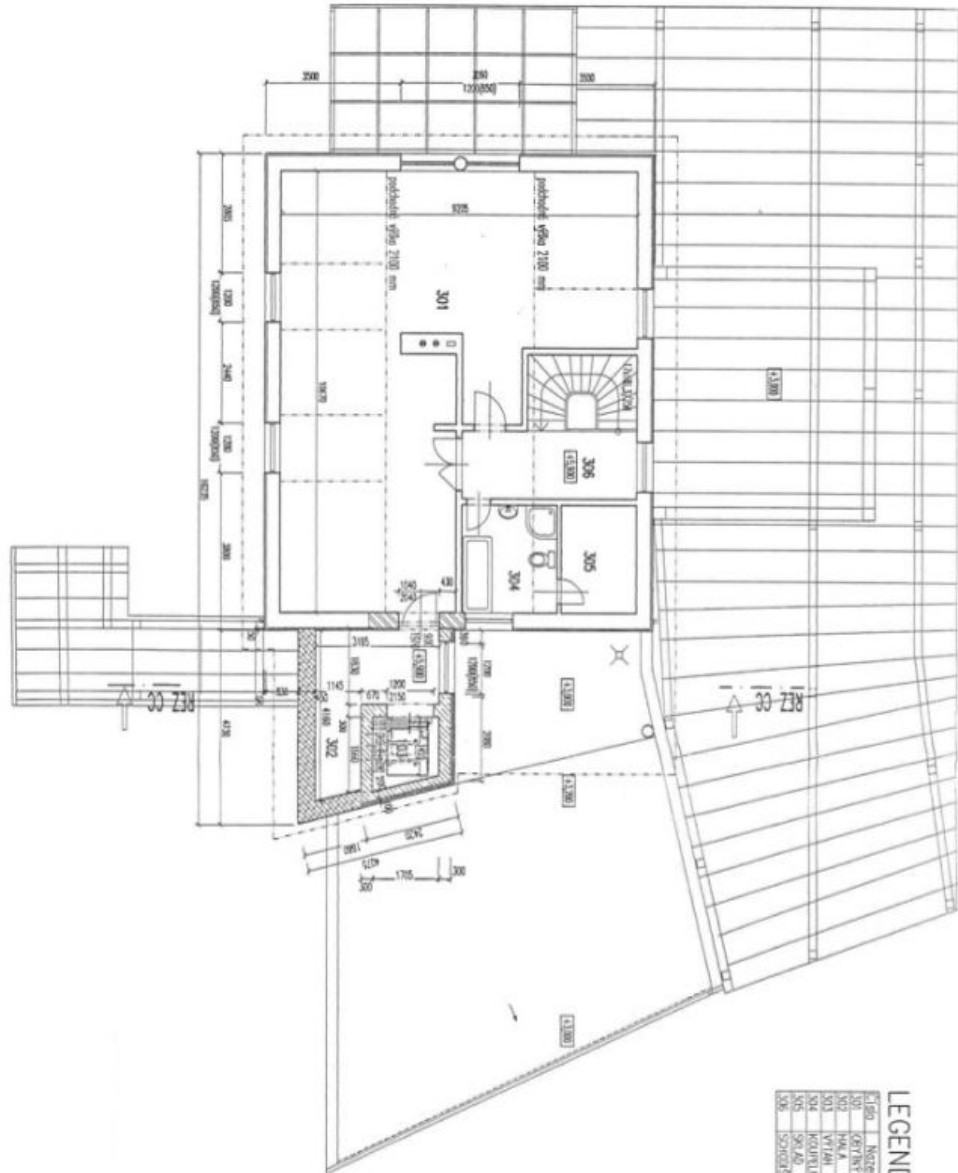




House Six-bedroom (7+kk)

728 m², Prague 4, Braník, Na Dlouhé mezi

€ 1 547 926 | CZK 39 000 000



Detail: PLOCHY PODKROVÍ
MOŽ. STAV
Č. 104

LEGENDA MÍSTNOSTI

Kód	Název místnosti	S. a I. m.	Podlahová úroveň	Stěny	Strop
301	OSTRÝ PRŮSTŘEH	716	3.00	skl. zdivo, omítka vně	stropní omítka
302	LOŽNICE	519	3.00	skl. zdivo, omítka vně	stropní omítka
303	LOŽNICE	519	3.00	skl. zdivo, omítka vně	stropní omítka
304	KUCHYŇKA	181	3.00	skl. zdivo, omítka vně	stropní omítka
305	KUCHYŇKA	181	3.00	skl. zdivo, omítka vně	stropní omítka
306	OBÝVAJACÍ MÍSTNOST	311	3.00	skl. zdivo, omítka vně	stropní omítka
307	TERASA	181	3.00	skl. zdivo, omítka vně	stropní omítka

- LEGENDA MATERIÁLŮ
- ŽIVO STAVĚLIDLO
 - ŽIVO ŽIVO - POROČERNĚM P+0 TL. 440
 - ŽIVO ŽIVO - POROČERNĚM P+0 TL. 300
 - BETONOVĚ TVÁŘENICE S BETONOVOU ŽALUZÍOU
 - SÁDKOVANTON
 - PÁNKY - ČERNEJŠÍ DUTINOVĚ PÁNKOVKY TL. 100
 - ŽIVO Z PLYŠOVÝCH ČEREL
 - ŽIVO Z PLYŠOVÝCH ČEREL

