



House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská





House Five-bedroom (6+kk)

Sold357 m², Prague 4, Krč, Krčská

Plot	594 m ²
Foot print	154 m ²
Garden	440 m ²
Parking	Double garage
Garage	Yes
Cellar	-
PENB	D
Reference number	104673

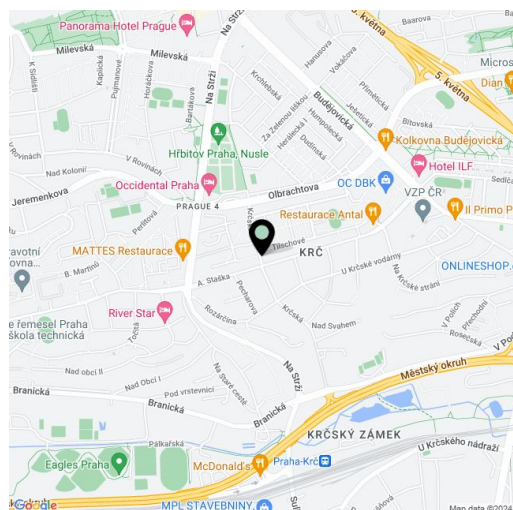
This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout showcases the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





House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská

Tabulka místností - 1NP

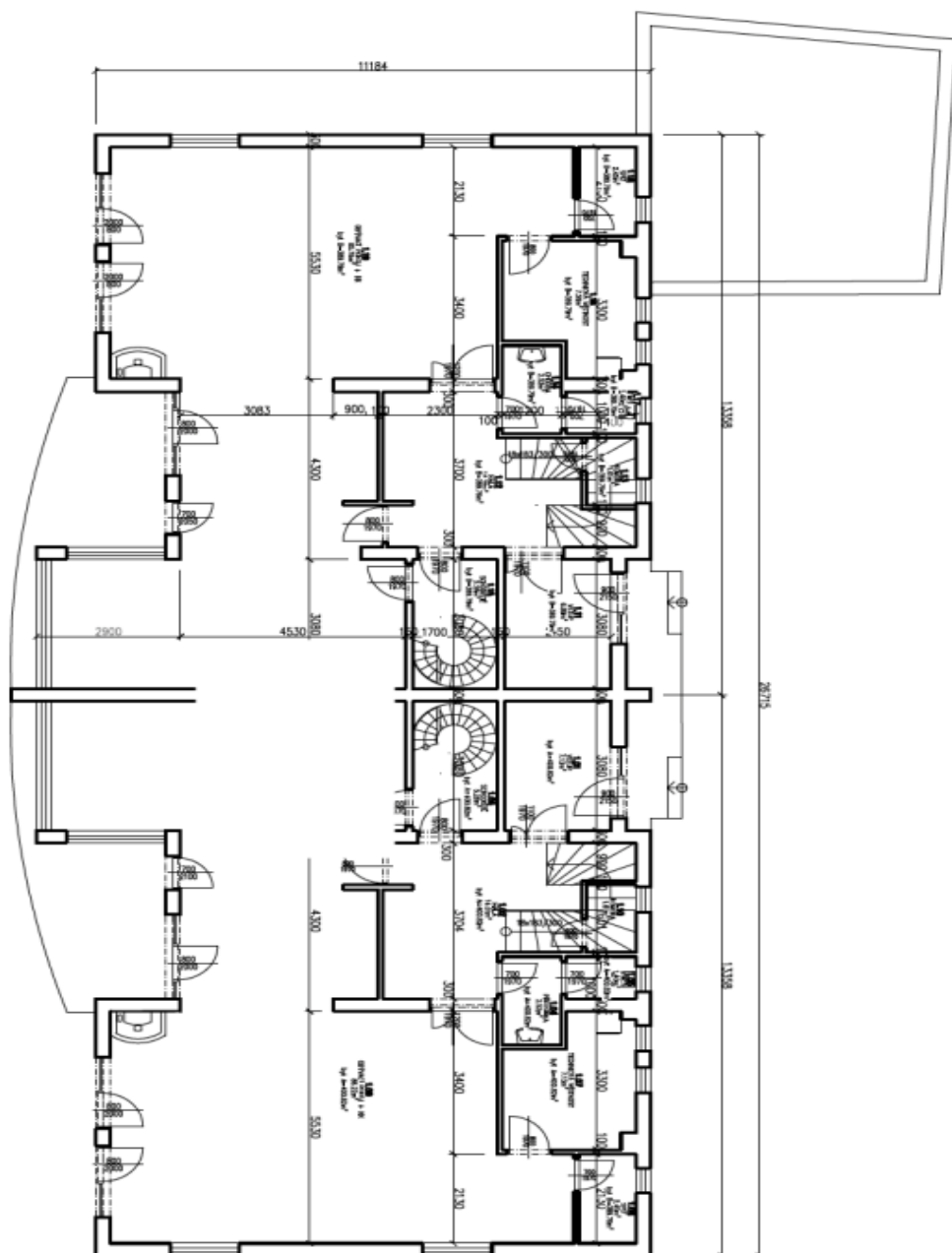
Číslo	Název	Plocha [m ²]
1.11	VESTIB	6,89
1.12	HALA	14,29
1.13	KUCHYNA	1,61
1.14	CHODBA	2,52
1.15	SPOKOJNOST	5,28
1.16	TECHNICKÁ MÍSTNOST	7,58
1.17	WC	1,4
1.18	SPRCHA	2,45
1.19	SEPVACÍ PRŮVAZ + KK	65,18

Celková plocha [m²] 127,85

Tabulka místností - 1NP - BYT A

Číslo	Název	Plocha [m ²]
1.01	VESTIB	7,12
1.02	HALA	14,01
1.04	PRŮJEZD	2,52
1.05	WC	1,4
1.06	SPOKOJNOST	5,38
1.07	TECHNICKÁ MÍSTNOST	7,13
1.09	SEPVACÍ PRŮVAZ + KK	66,22
1.10	KUCHYNA	1,61

Celková plocha [m²] 125,29





House Five-bedroom (6+kk)

Sold

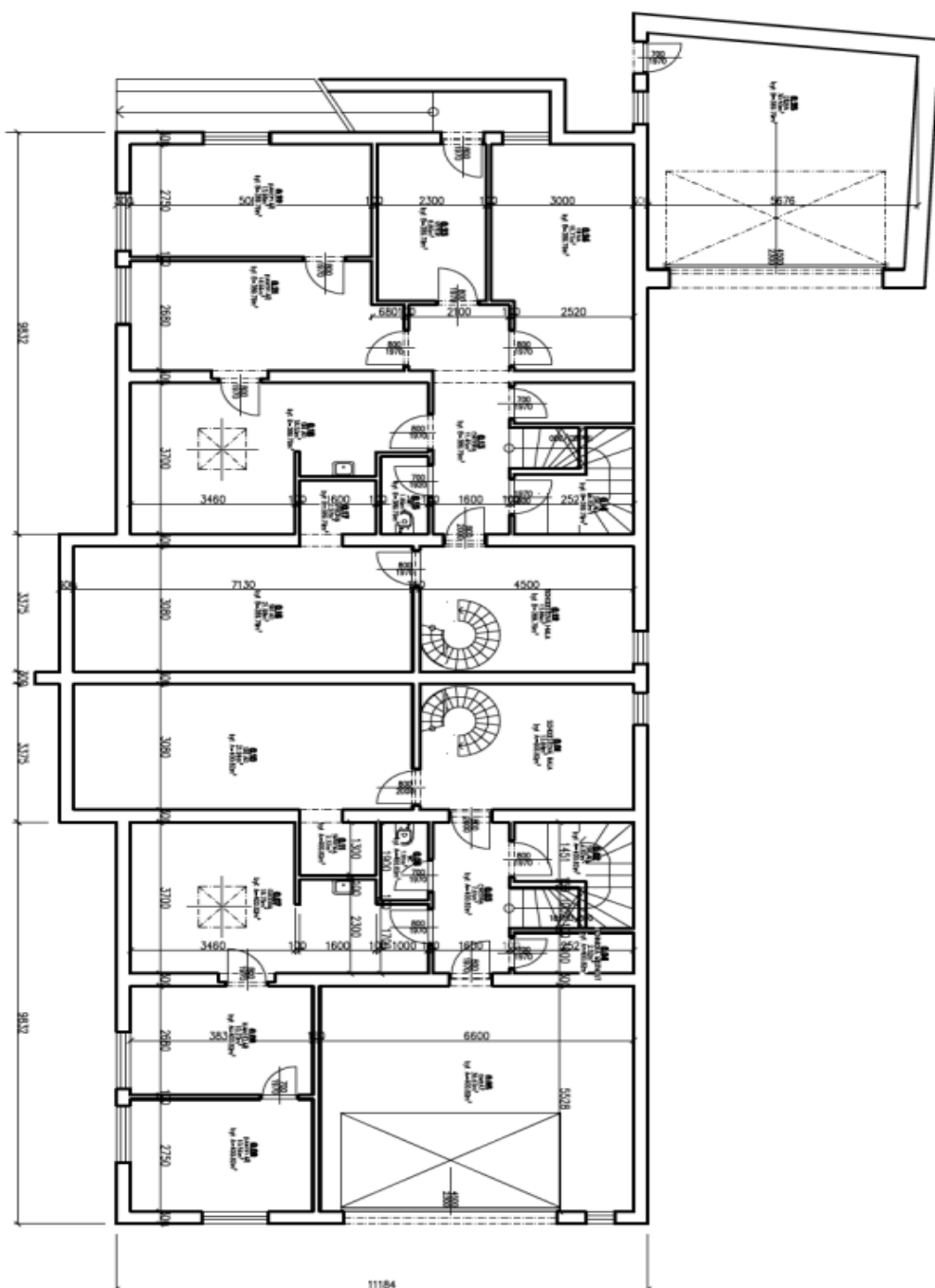
357 m², Prague 4, Krč, Krčská

Objekt	Název	Podlahová plocha [m ²]
012	SOCHOVSKÁ H4.A	13,89
013	CHOŘBA	11,45
014	SKALD	4,82
015	MC	1,85
016	SKALD	21,98
017	SPRCHA	2,37
018	SKALD	18,43
019	KANALIZ	14,84
020	KANALIZ	13,88
021	SPRCHA	8,09
022	SKALD	25,77
023	SKALD	9,73

Celková podlahová plocha [m²]: 158,63

Objekt	Název	Podlahová plocha [m ²]
024	SOCHOVSKÁ H4.A	13,84
025	SKALD	4,81
026	CHOŘBA	7,81
027	TOČNICKÁ VERNOST	7,28
028	SKALD	8,67
029	MC	1,91
030	CHOŘBA	18,75
031	KANALIZ	16,27
032	KANALIZ	10,54
033	SKALD	27,84
034	SPRCHA	9,37

Celková podlahová plocha [m²]: 131,34





House Five-bedroom (6+kk)

Sold

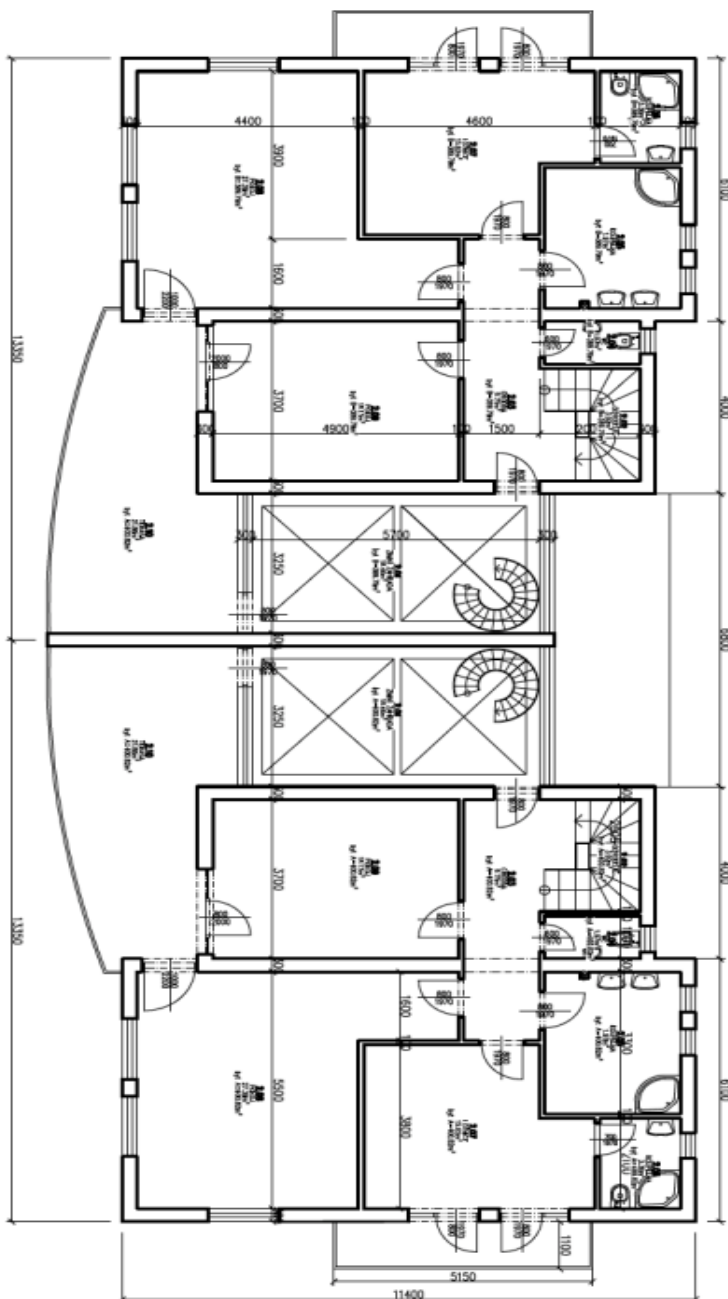
357 m², Prague 4, Krč, Krčská

Objektová skladba [m²] 100,56

Název	Množství	Plocha [m ²]
Z01	POSUM	18,46
Z02	SPOUSŤ	1,97
Z03	PODNO	9,75
Z04	KČ	1,97
Z05	KOUPALNA	1,97
Z06	KOUPALNA	3,36
Z07	LOŽNICE	15,62
Z08	POKOJ	27,29
Z09	POKOJ	18,13

Objektová skladba [m²] 100,56

Název	Množství	Plocha [m ²]
Z01	POSUM	18,46
Z02	SPOUSŤ	3,82
Z03	CHODBA	8,75
Z04	KČ	1,97
Z05	KOUPALNA	1,97
Z06	KOUPALNA	3,36
Z07	LOŽNICE	15,62
Z08	POKOJ	27,29
Z09	POKOJ	18,13





House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská

