



House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská





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

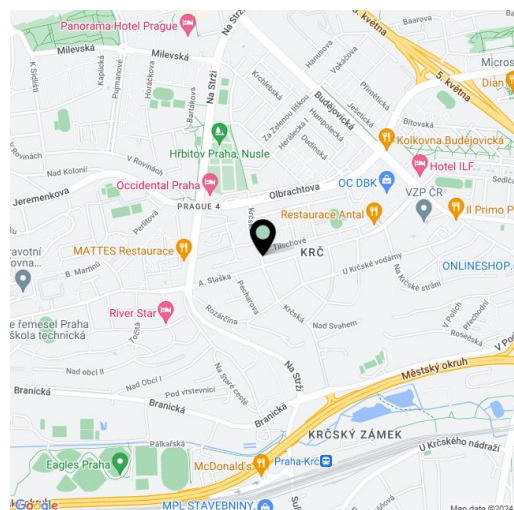
This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout showcases the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





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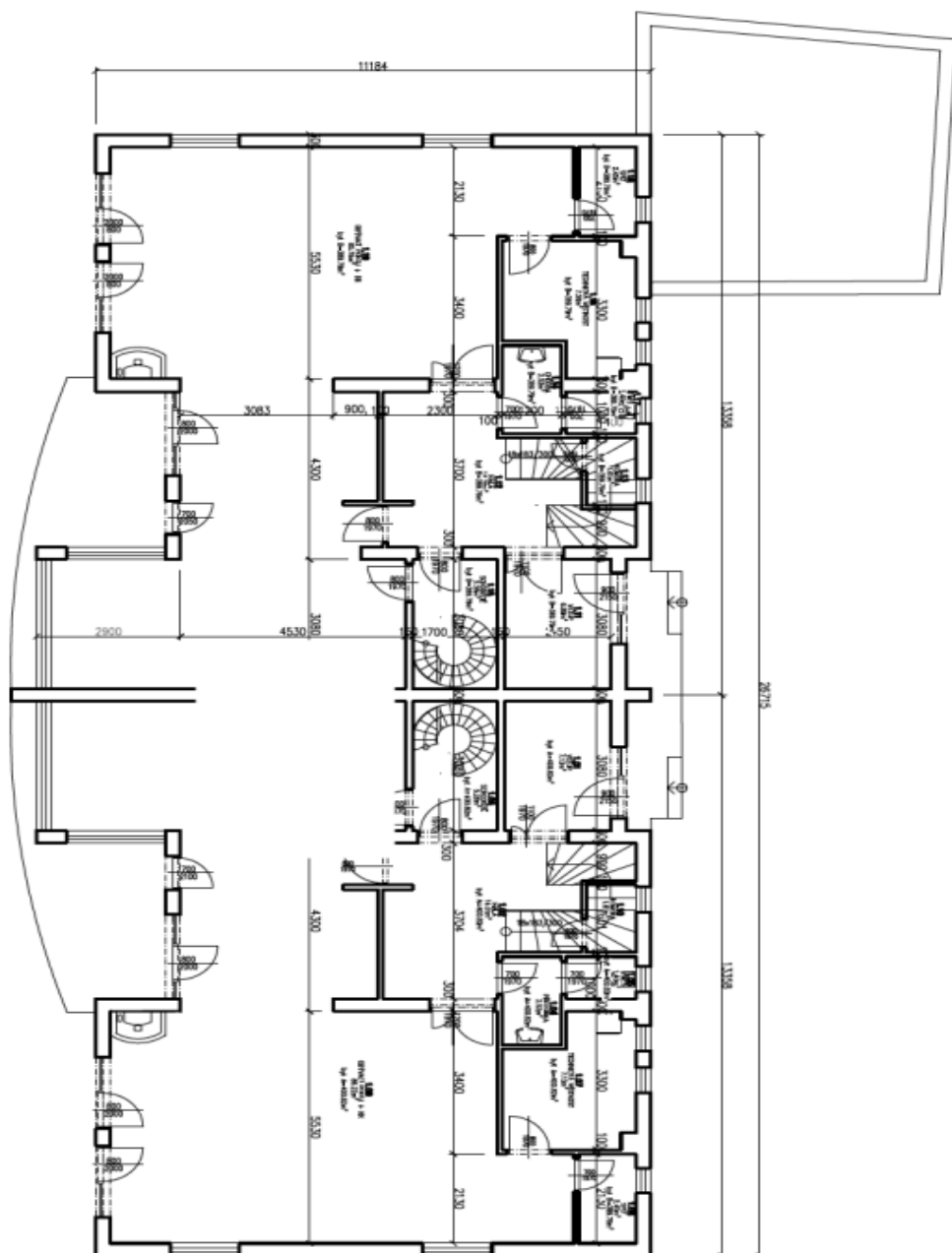
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Čekání práva [m²] 37,85

Číslo	Název	Plocha [m ²]
1.11	VESTIB	6,89
1.12	HALA	14,39
1.13	KUCHYŇA	1,61
1.14	CHODBA	2,52
1.15	SPALOVNĚ	5,28
1.16	TECHNICKÁ MÍSTNOST	7,58
1.17	WC	1,4
1.18	SPRŤ	2,45
1.19	SEPVACÍ PRŮVAZ + KK	65,18

Čekání práva [m²] 125,29

Číslo	Název	Plocha [m ²]
1.01	VESTIB	7,12
1.02	HALA	14,01
1.03	KUCHYŇA	2,52
1.04	CHODBA	1,4
1.05	WC	1,4
1.06	SPALOVNĚ	5,38
1.07	TECHNICKÁ MÍSTNOST	7,13
1.08	SEPVACÍ PRŮVAZ + KK	86,22
1.09	KUCHYŇA	1,61





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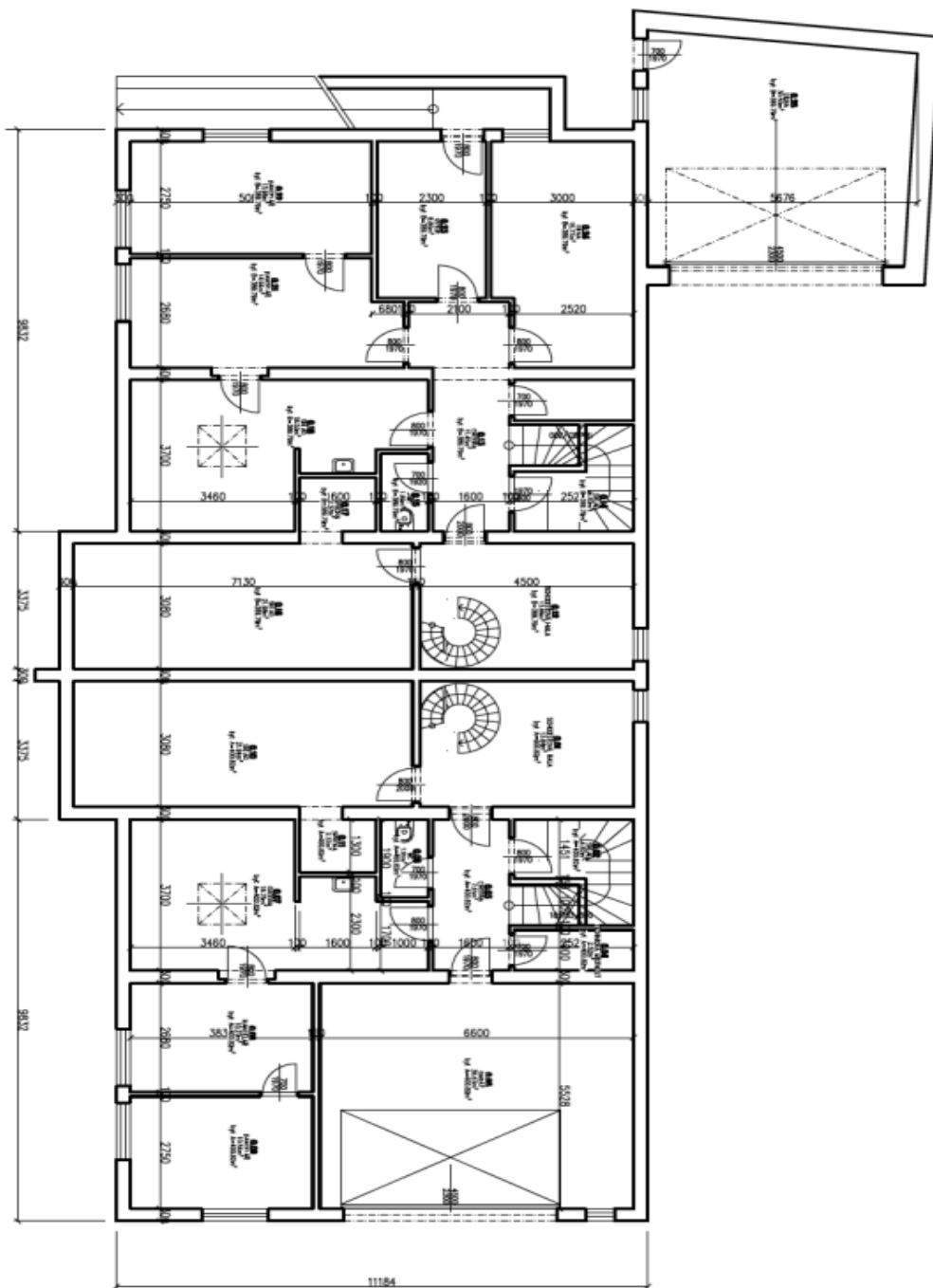
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Objekt	Název	Průměr	Průměr [m ²]
012	SOCHOVSKÁ PÁVA	13,89	
013	CHOUBA	11,45	
014	SKALD	4,82	
015	MC	1,85	
016	SKALD	21,98	
017	SPRCHA	2,37	
018	SKALD	18,43	
019	KANALIZ	14,84	
020	KANALIZ	13,88	
021	SPRCHA	8,09	
022	SKALD	25,77	
023	SKALD	9,73	

Celkové měřeno [m²] 136,83

Objekt	Název	Průměr	Průměr [m ²]
024	SOCHOVSKÁ PÁVA	13,84	
025	SKALD	4,82	
026	CHOUBA	7,81	
027	TOČNICKÁ MĚNOST	7,28	
028	SKALD	36,07	
029	MC	1,91	
030	CHOUBA	18,75	
031	KANALIZ	14,84	
032	KANALIZ	10,27	
033	KANALIZ	10,54	
034	SKALD	27,94	
035	SPRCHA	9,37	

Celkové měřeno [m²] 131,34





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