



## House Five-bedroom (6+kk)

Sold

357 m², Prague 4, Krč, Krčská





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|                  |               |
|------------------|---------------|
| Plot             | 594 m²        |
| Foot print       | 154 m²        |
| Garden           | 440 m²        |
| Parking          | Double garage |
| Garage           | Yes           |
| Cellar           | -             |
| PENB             | D             |
| Reference number | 104673        |

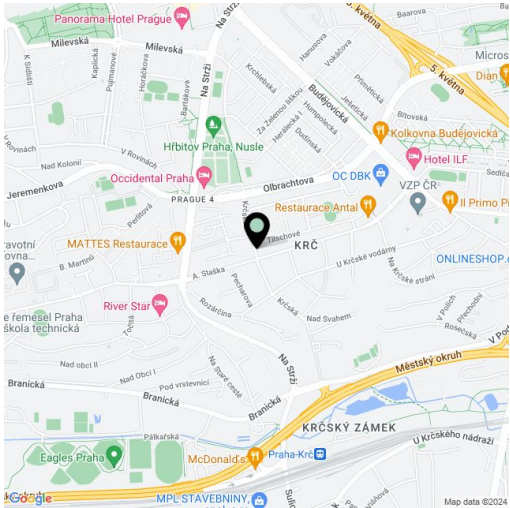
This spacious family house (separate half of a semi-detached house) with a bright interior and breathtaking views is located on a southern slope on a quiet side street in Prague 4 Krč, right next to the Habrovka forest park near a metro station. The variable and generously designed layout showcases the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

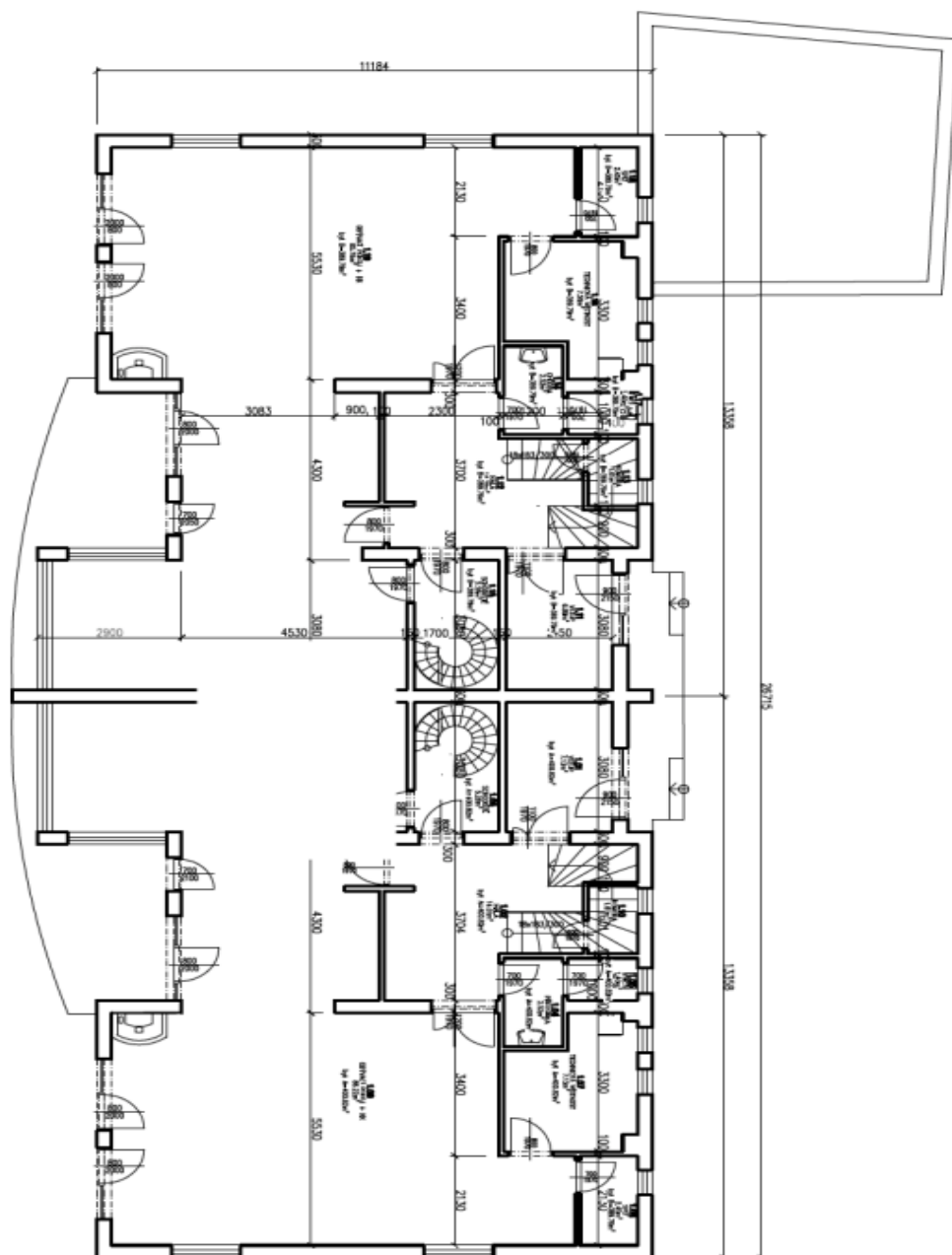
The surrounding rich greenery of the Habrovka forest park provides a pleasant seclusion from the hustle and bustle of the city, but at the same time the place is very accessible and everything you need is within walking distance. A kindergarten and elementary school, a high school, a health clinic, a 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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| Time (min) | Flow (mL/min) | Pressure (MPa) |
|------------|---------------|----------------|
| 1.18       | 0.5           | 6.81           |
| 1.12       | 0.5           | 14.20          |
| 1.13       | 0.5           | 1.81           |
| 1.14       | 0.5           | 2.52           |
| 1.15       | 0.5           | 5.08           |
| 1.16       | 0.5           | 12.56          |
| 1.17       | 0.5           | 1.4            |
| 1.18       | 0.5           | 2.45           |
| 1.19       | 0.5           | 65.75          |

| Číslo | Název               | Prostir (m <sup>2</sup> ) |
|-------|---------------------|---------------------------|
| 01    | OLŠAN               | 2,15                      |
| 02    | HUČKA               | 14,01                     |
| 04    | PRŮSLONKA           | 2,52                      |
| 05    | BEČ                 | 1,4                       |
| 06    | SOŠKOSTĚ            | 5,28                      |
| 07    | EDONICKÁ PASTVINA   | 2,13                      |
| 09    | BEVŮVACÍ POUŠŤ + MK | 86,22                     |
| 110   | KOMORNA             | 1,81                      |

Celková plocha [m<sup>2</sup>] 125,29



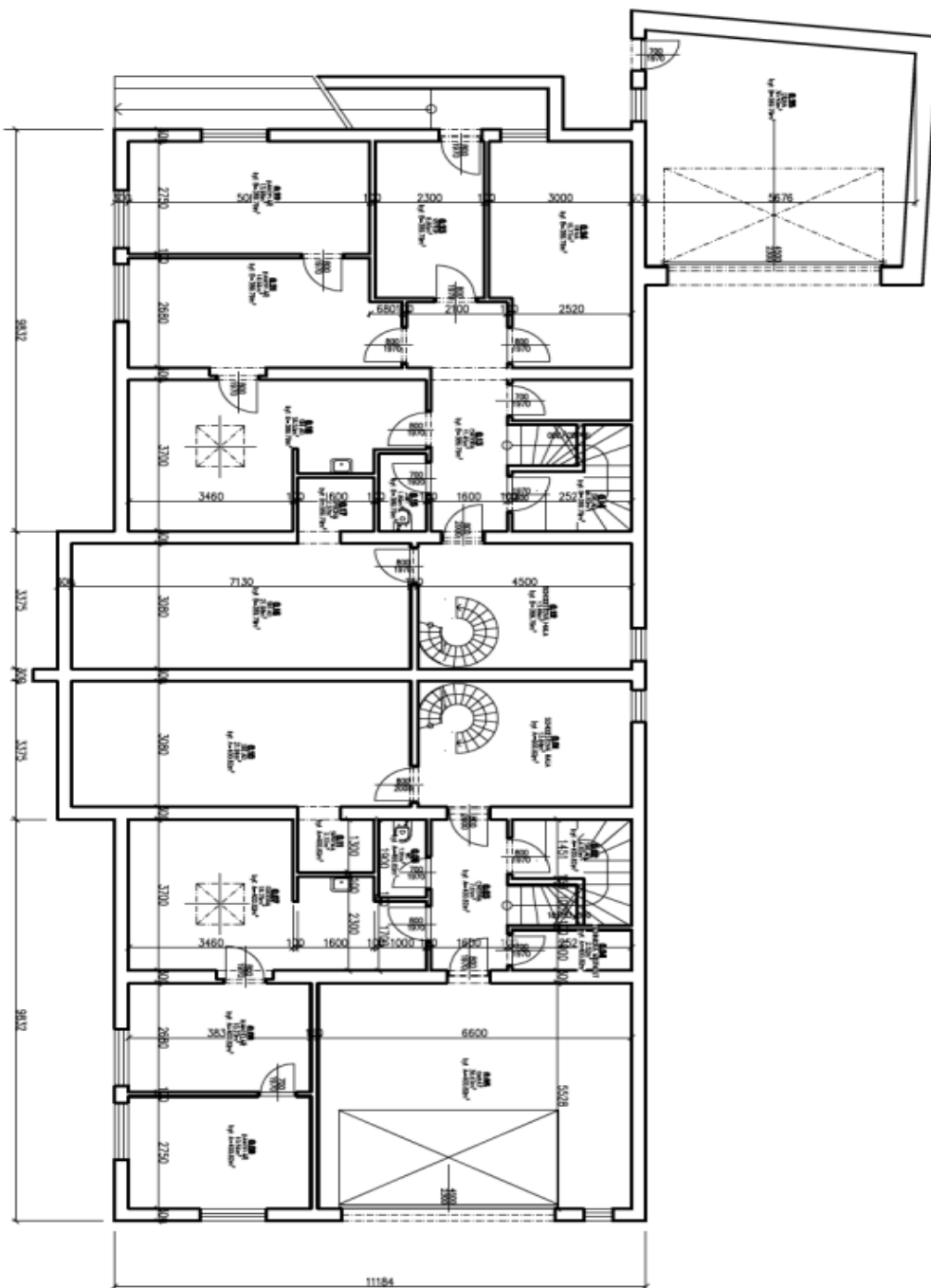
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| Tabulka místností - 1 pp - BYT B |                    |           |
|----------------------------------|--------------------|-----------|
| Stav                             | Název              | Plocha m² |
| 012                              | SCHODIŠTĚ NA 1. P. | 13.89     |
| 013                              | CHODBA             | 11.45     |
| 014                              | OKLAD              | 4.82      |
| 015                              | WC                 | 1.85      |
| 016                              | OKLAD              | 21.98     |
| 017                              | SPRCHA             | 2.37      |
| 018                              | OKLAD              | 18.53     |
| 019                              | KANALIZACE         | 14.94     |
| 020                              | KANALIZACE         | 13.88     |
| 021                              | OKLAD              | 8.09      |
| 022                              | OKLAD              | 15.77     |
| 023                              | OKLAD              | 9.37      |
| Celková plocha [m²]              |                    | 136.83    |

| Tabulka místností - 1 pp - BYT B |                    |           |
|----------------------------------|--------------------|-----------|
| Stav                             | Název              | Plocha m² |
| 024                              | SCHODIŠTĚ NA 2. P. | 13.84     |
| 025                              | OKLAD              | 4.82      |
| 026                              | CHODBA             | 7.81      |
| 027                              | TOVÁRNÍ MÍSTNOST   | 7.32      |
| 028                              | OKLAD              | 36.67     |
| 029                              | WC                 | 1.91      |
| 030                              | CHODBA             | 18.75     |
| 031                              | KANALIZACE         | 10.27     |
| 032                              | KANALIZACE         | 10.54     |
| 033                              | OKLAD              | 21.94     |
| 034                              | OKLAD              | 9.37      |
| Celková plocha [m²]              |                    | 131.24    |





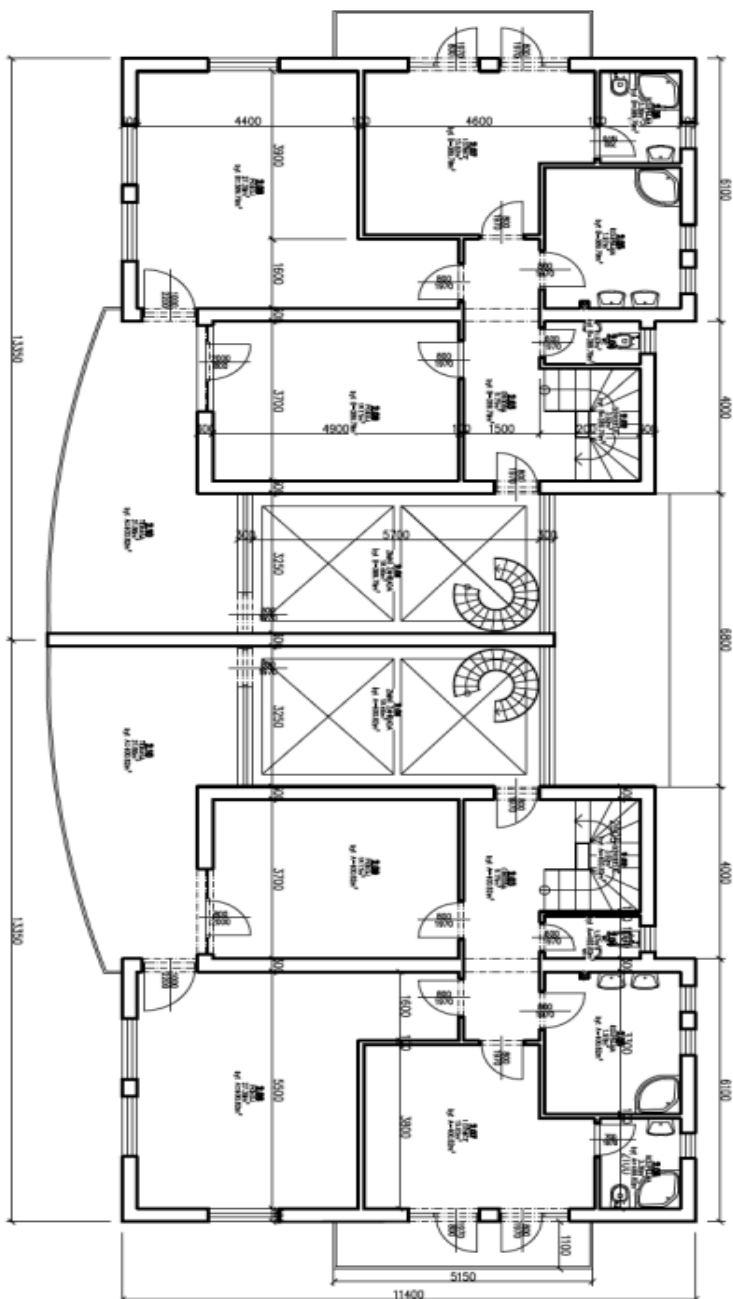
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| Tabulka místností - 2NP - BYT B |               |             |
|---------------------------------|---------------|-------------|
| Číslo                           | Název         | Plocha [m²] |
| 2.01                            | ŽIVNÍ ZÁHRADA | 18.46       |
| 2.02                            | SPALOVNA      | 13.92       |
| 2.03                            | KUCHYŇKA      | 9.75        |
| 2.04                            | WC            | 1.97        |
| 2.05                            | KOUPALNA      | 1.97        |
| 2.06                            | KOUPALNA      | 3.36        |
| 2.07                            | LOŽNICE       | 15.62       |
| 2.08                            | POROUČ        | 27.39       |
| 2.09                            | POROUČ        | 18.13       |
| Celková plocha [m²]             |               | 100.56      |

| Tabulka místností - 2NP - BYT A |               |             |
|---------------------------------|---------------|-------------|
| Číslo                           | Název         | Plocha [m²] |
| 2.01                            | ŽIVNÍ ZÁHRADA | 18.46       |
| 2.02                            | SPALOVNA      | 13.92       |
| 2.03                            | KUCHYŇKA      | 9.75        |
| 2.04                            | WC            | 1.97        |
| 2.05                            | KOUPALNA      | 1.97        |
| 2.06                            | KOUPALNA      | 3.36        |
| 2.07                            | LOŽNICE       | 15.62       |
| 2.08                            | POROUČ        | 27.39       |
| 2.09                            | POROUČ        | 18.13       |
| Celková plocha [m²]             |               | 100.56      |





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