PHILIP&FRANK

PREMIUM REAL ESTATE SERVICES



Five-bedroom House

400 m², Land 480 m² Praha-Kunratice, Na Knížce č.ev.

1 200 100 €



Layout Five-bedroom

400 m²

Land 480 m² Terrace 52 m²

Parking **3x garage**

We offer a unique opportunity to purchase the completed shell construction of half of a semi-detached house in the prestigious Kunratice area of Prague 4. Nearby, there starts a forest where no further building development will occur. The new owner can flexibly finish their residence in this spacious and superiorly designed house. The building is sold in a "shell and core" condition. The house has aluminum windows, front doors, and a garage door that is 5.5m wide. The new owner can flexibly choose the interior partitions.

The building has a total of 3 floors, of which 2 are above ground and 1 underground.

On the 1st above-ground floor, there is a generous living space (70m2) connected with the kitchen and dining area, from which large format windows open onto a south-facing terrace measuring 53m2, offering views of mature greenery. On this floor, there is also an additional room / study, a walk-in closet, and one of the bathrooms. Additionally, there is a room for household chores and a practical space for storing food.

On the 2nd above-ground floor, there are 3 more bedrooms, 2 bathrooms, and an entrance to another terrace of the house.

In the basement, there is a spacious garage for 3 cars, a utility room, and additional storage spaces. An elevator is also designed to go through all floors of the house.

Price	1 200 100 €
Built-up area	173 m²
Floor area	400 m²
Land	480 m²
Terrace	52 m²
Cellar	90 m²
Elevator	Ano
Parking	3x garage
Building energy rating	G

IČO: 04116232 DIČ: CZ04116232

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The new owner will have all connections completed - gas, water, sewage, and electricity. Furthermore, all thermal and waterproof insulation of the roof and terraces, metal cladding of the attic of the roof and terraces, insulated plaster, the staircase to the entrance, and an active lightning rod are included.

Please contact us with any questions you may have, and we would be happy to arrange a viewing of this house for you.

VÁŠ MAKLÉŘ



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