



## House Five bedroom

1 186 000 €



400 m<sup>2</sup>, Land 480 m<sup>2</sup> Praha-Kunratice, Na Knížce č.ev.

Layout  
**Five bedroom**

Area  
**400 m<sup>2</sup>**

Land  
**480 m<sup>2</sup>**

Terrace  
**52 m<sup>2</sup>**

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 (70m<sup>2</sup>) connected with the kitchen and dining area, from which large format windows open onto a south-facing terrace measuring 53m<sup>2</sup>, 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.

<b>Price</b>	1 186 000 €
<b>Built-up area</b>	173 m <sup>2</sup>
<b>Floor area</b>	400 m <sup>2</sup>
<b>Land</b>	480 m <sup>2</sup>
<b>Terrace</b>	52 m <sup>2</sup>
<b>Cellar</b>	90 m <sup>2</sup>
<b>Elevator</b>	Ano
<b>Parking</b>	3x garage
<b>Building energy rating</b>	G

## House Five bedroom

400 m<sup>2</sup>, Land 480 m<sup>2</sup> Praha-Kunratice, Na Knížce č.ev.

1 186 000 €



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 MAKLÉR



**Helena Haubová**

+420 602 544 858

info@philip-frank.com

## House Five bedroom

400 m<sup>2</sup>, Land 480 m<sup>2</sup> Praha-Kunratice, Na Knížce č.ev.

1 186 000 €



## House Five bedroom

400 m<sup>2</sup>, Land 480 m<sup>2</sup> Praha-Kunratice, Na Knížce č.ev.

1 186 000 €



## House Five bedroom

400 m<sup>2</sup>, Land 480 m<sup>2</sup> Praha-Kunratice, Na Knížce č.ev.

1 186 000 €

