

HOME  
REAL  
ESTATE

# Sale commercial other, 900 m2 - Pod Zemankou, Praha 4



«Home Real Estate» offers for sale a project with land, where now stands an apartment villa with a size of 625 m<sup>2</sup>, located in Pod Zemankou Street in a quiet area of Prague 4 - Braník. The building is in pre-reconstruction condition. Due to what this property allows, according to the already prepared studies, it is possible to build an apartment building on 4 above-standard housing units (total area 900 m<sup>2</sup>) oriented to the South with an exceptional view and terraces. This study also assumes the construction of 10 parking spaces for residents of an apartment building. According to other studies, the building can be turned into a representative villa with a swimming pool, several terraces and office space for your own business or for rent. In the back of the adjacent land you can build a nice garden with nice trees and plenty of privacy. The villa has a good investment opportunity for developers who specialize in the reconstruction of villas / smaller apartment buildings or luxury real estate. The building can be used as a hotel, or as a family house for a large family, or as an apartment building with a smaller number of apartments. The house is very spacious, sunny and interesting layout. The building consists of two parts with separate entrances, large rooms for the pool, large garages for 2 cars, nice spiral stairs leading up to the top floor to a large upper terrace. The basement can be used for commercial purposes. Thanks to the great location of the houses on the south side of the villa has a beautiful view of Velký háj and Hodkovičky. In the built-up part of Bráník there are many villas and built infrastructure for living with the whole family. - About 5 minutes walk there is a high school and swimming pool Zelený pruh, secondary craft school Prague Academy of Crafts, polyclinic Zelený pruh, several restaurants, playground U Dubu and Zelený pruh. - About 10 minutes on foot is the football field of the club "SK GORDIC Prague Kačerov" and tennis courts "Tennis club Konstruktiva". - About 10 minutes by car along the Vltava there is a major Prague Golf Club "Golf & Country Club Hodkovičky". - To the center of Prague about 12-15 minutes by car, to the Václav Havel International Airport on the South Junction about 20-23 minutes by car. - Quick public transport connection to the center and excellent access from the center bus stop - Pod Ryšánkou, Zemanka (metro C Budějovická, 6 min, Kačerov about 10 min.). The zoning decision is in the process of issuance and when obtaining a building permit, the price will increase (for current info, call the agency). All roads are in the house, access roads, electricity, water and gas pipelines. Total price: 999.000, - Euro Tours are possible at any time, even on weekends. For more information and the possibility of a tour, contact the broker or fill out the form below.

ID	<a href="#">29570</a>	Offer	Sale
Group	Other	Furnished	unfurnished
Location	Pod Zemankou 23/1764 Braník Praha	Ownership	Personal
Usable area	900 m <sup>2</sup>	Parking	Yes
City	<a href="#">Prague</a>	District	<a href="#">Praha 4</a>
City district	<a href="#">Braník</a>	Status	Realized