



🏠 359 m<sup>2</sup> 📄 Pod Krocínkou, Praha 9 - Vysočany 🏠 26 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7017</b>	Price	<b>26 500 000 CZK</b>
Address	<b>Pod Krocínkou, Praha 9 - Vysočany</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>359 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>515 m<sup>2</sup></b>
Built up area	<b>153 m<sup>2</sup></b>	Floor area	<b>229 m<sup>2</sup></b>
Garden area	<b>326 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Number of floors	<b>4</b>	Device	<b>No</b>
Garage	<b>2</b>	Lift	<b>No</b>

## About real estate

We offer for sale a family house with an adjacent garden, located in the residential part of Vysočany in the street Pod Krocínkou. The total usable area is 359 m<sup>2</sup>, the land has a size of 515 m<sup>2</sup>. The house is currently occupied by tenants at market rent and the yield is less than 4%. The interesting layout and dimensions of the interior spaces offer the possibility of change in accordance with the owner's intentions so that the property fully meets all modern requirements.

On the 1st floor there are two 1+1 units with sizes of 33.7 m<sup>2</sup> and 31.8 m<sup>2</sup>. On the 2nd floor there is a separate unit 3 + kk with a size of 77.2 m<sup>2</sup>, which was renovated in 2024. On the 3rd floor there is a 2+1 unit of 74.2 m<sup>2</sup>, which has been completely renovated this year (bathroom, kitchen, parquet repairs, plastering, wiring, doors). On the 3rd floor there is a loft of about 100 m<sup>2</sup>, which offers the possibility to build a large family duplex. Currently there is a small 1+1 extension of 12.1 m<sup>2</sup>. It also includes a separate double garage (30 m<sup>2</sup>) and a storage room. The 326 m<sup>2</sup> garden offers a seating area under mature trees.

Heating is provided by a new Viessmann gas condensing boiler. In the house, major repairs have been continuously carried out - replacement of the main electricity supply, central heating and radiators, water and sewerage in plastic, roofing with plumbing in TiZn with original roof trusses, new EURO windows with insulating glazing. Furthermore, renovation of the terrace in the 3rd floor and installation of electric blinds in the 2nd floor, new outdoor paving on the sidewalks and yard, new lightning conductor and sub-metering. The roof of the double garage was renovated in 2023.

The house is located in a quiet residential area with beautiful views of the neighborhood. Location with plenty of greenery, close to Klíčovská alley, Klíčovské sady and park or playground. Very good civic amenities and transport accessibility. Nearby bus stop, metro station B - Vysočanská or metro station C - Prosek. Good connection to the D10 and D8 motorways.

For more information about the property or if you are interested in viewing it, do not hesitate to contact us.