svoboda&williams

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
05. 02. 2025, 11:35

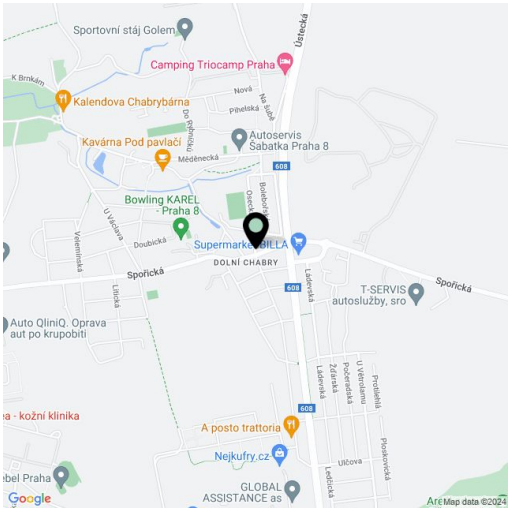
svoboda&williams

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000

Available area	359 m²
Tenant consumption	—
Parking	Parking in front of the house
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104404



This brick house with a basement suitable for complete reconstruction with the possibility of creating office space, restoring a restaurant, or potential conversion into an apartment building. One of the oldest historic buildings in the Prague 8 – Dolní Chabry district, located near a future tram line. Part of the offer is a study for a mixed-use building with 7 residential units and a food service operation, for example as a bistro with a delicatessen or a wine shop.

The ground floor currently consists of a former restaurant, an equipped kitchen, storage space, a walk-in wardrobe, and toilets. A large, **beautifully vaulted cellar** extending under the entire building functioned as a storage space, the attic is now unused.

Mentions of the building date back to the 16th century; it is also known, that in **1910**, the building was expanded and the original thatched roof was replaced. The current state of the building requires **renovation** or **demolition** (the **building is not listed**). Heating and hot water are provided by gas boiler. According to the study, a new building with **a restaurant** on the ground floor and **7 small apartments** (studios and 1-bedrooms) can be built on the 1st and 2nd floors. The floor area of each floor would be approximately 200 m². This project has already been approved by the Department of Regional Planning. Adjacent to the house is a **south-facing garden** (courtyard) with a size of approx. 150 m². In the real estate cadastre, it is zoned as **civic amenities**. The impressive cellar can be used for **storing wine.**

The place is **excellently accessible** via the local asphalt road. There is a bus stop at a convenient distance, and there will also be **a tram stop** on the newly built line to Zdiby within walking distance. You can easily connect to the **D8 highway** by car. The neighborhood has a restaurant, a cafe, **outdoor and indoor sports fields,** a post office, a grocery store, and an elementary school. The attractiveness of this part of Prague is enhanced by the nearby **nature parks** on both sides of the **Vltava River valley**, as well as the nearby **Ďáblický Grove**.

Usable area 359.52 m², built-up area is 266 m², garden 152 m², plot 418 m².

Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

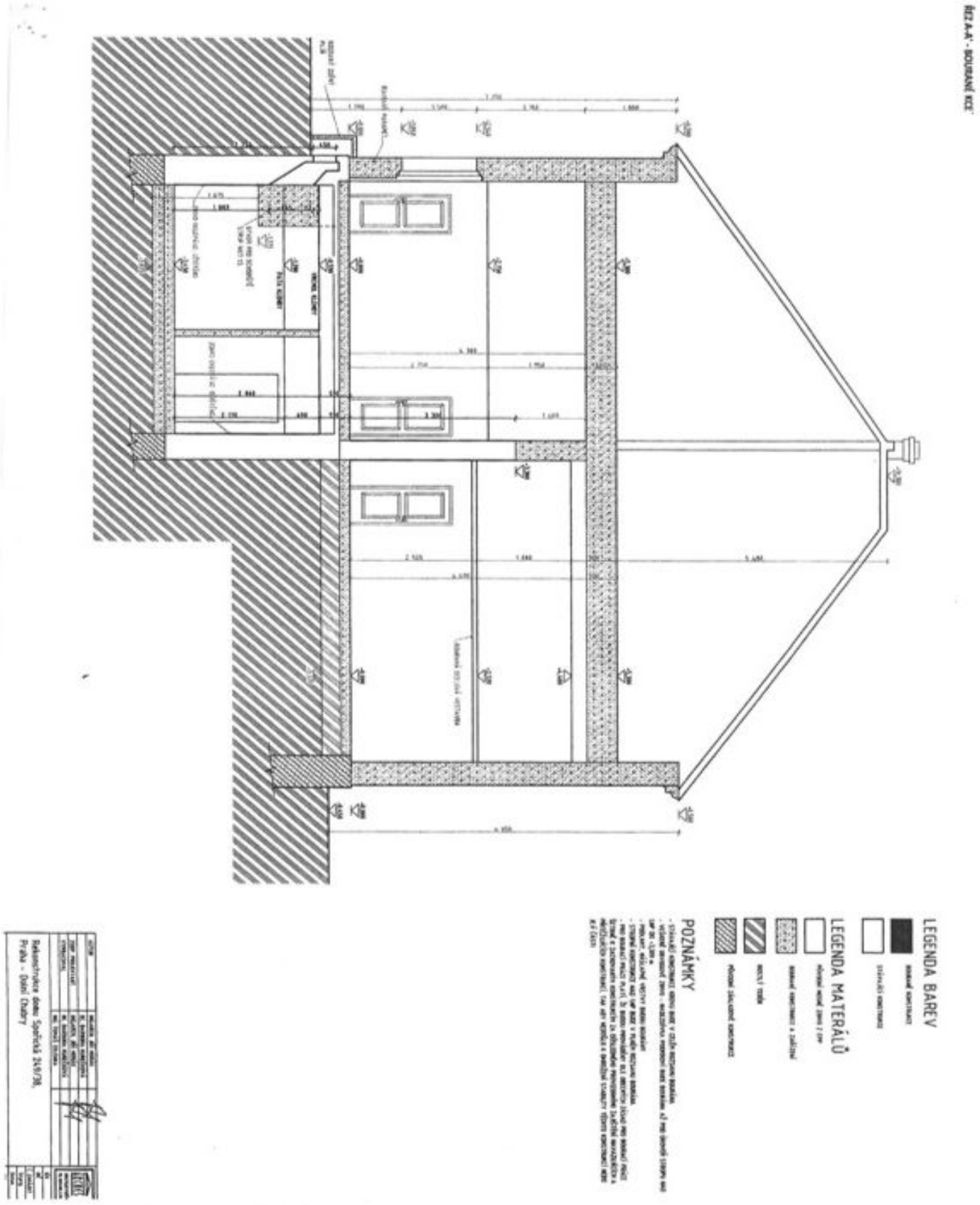
PDF created
05. 02. 2025, 11:35

svoboda&williams

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000

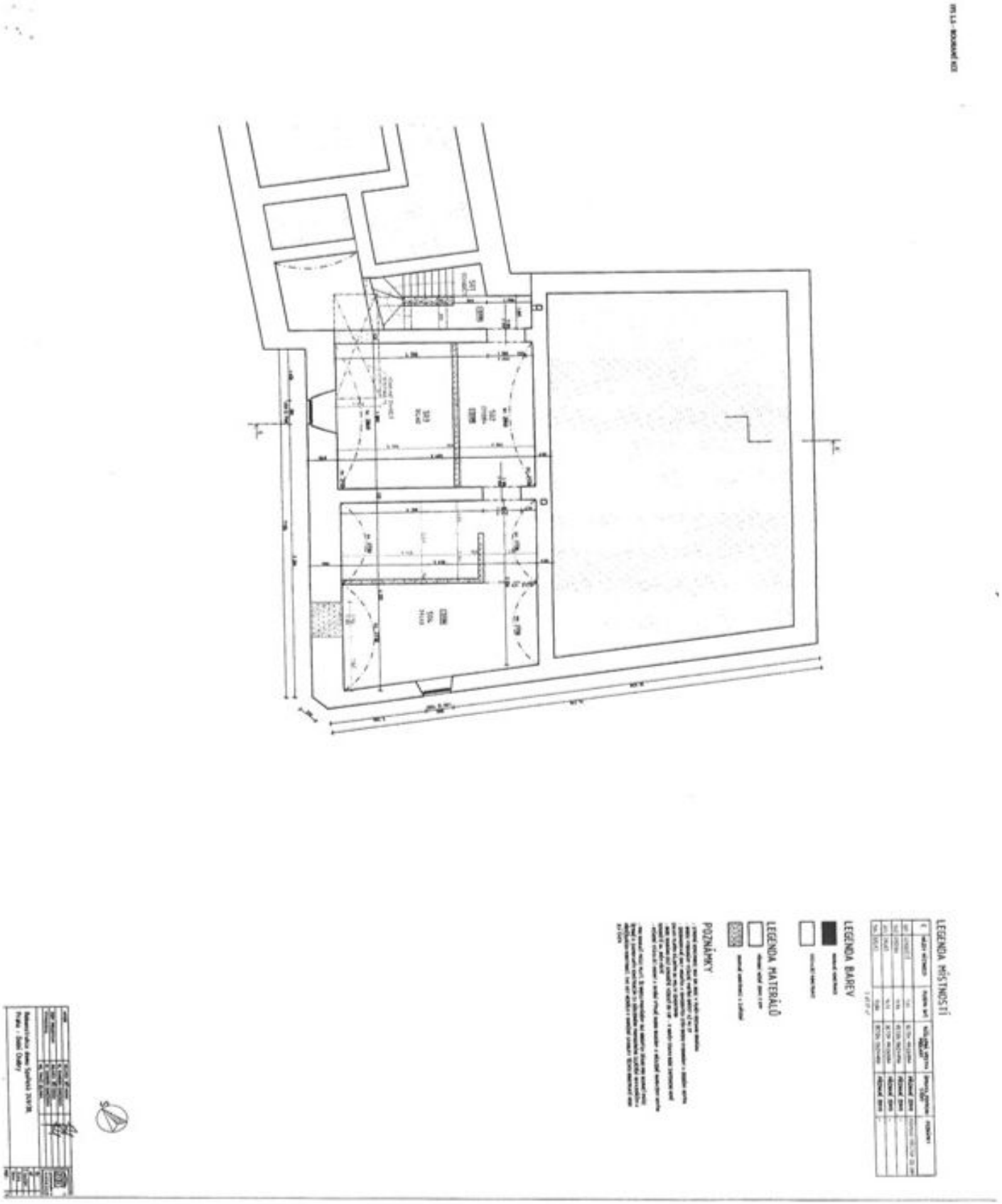


svoboda&williams

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000



Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

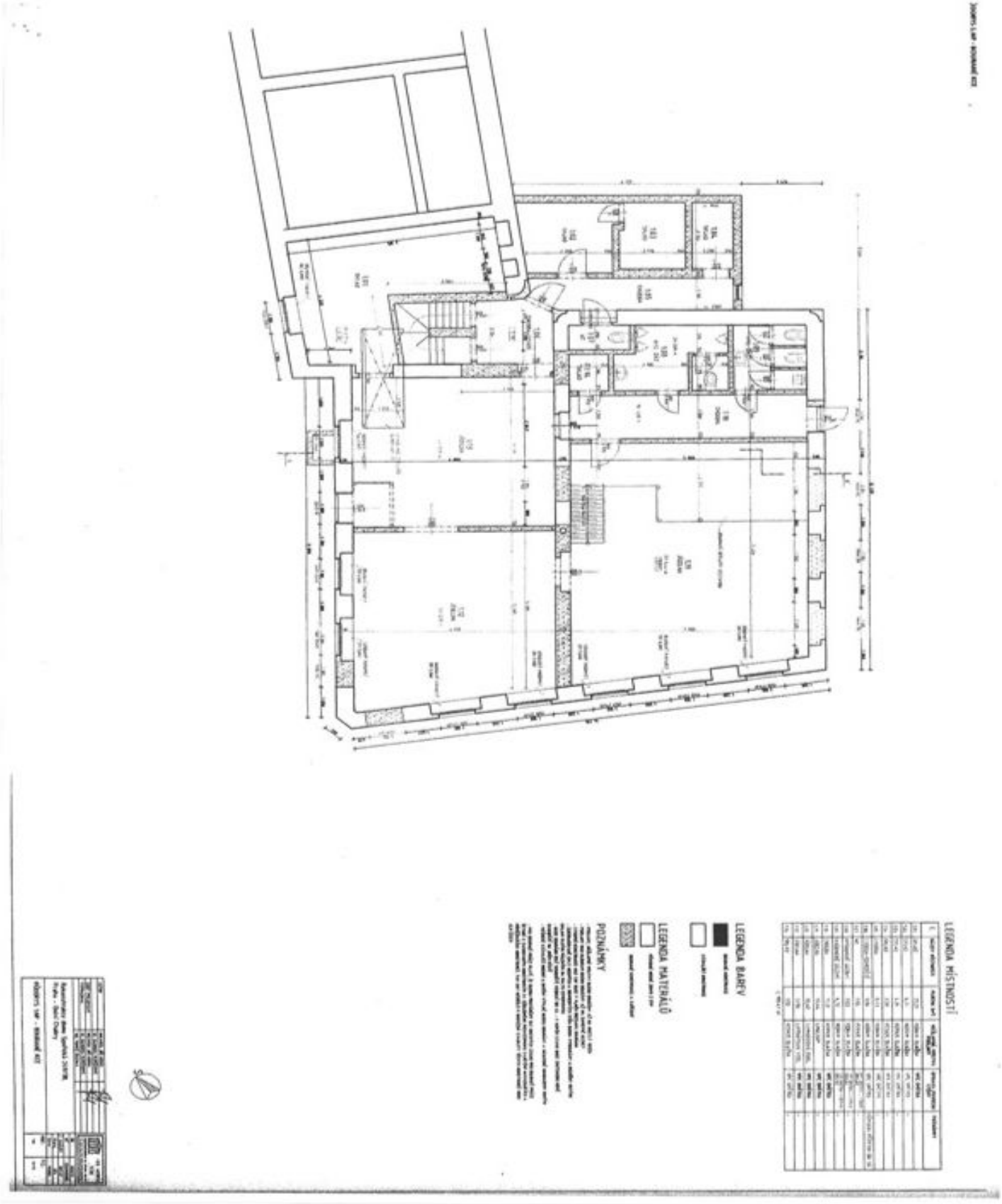
PDF created
05. 02. 2025, 11:35

svoboda&williams

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000



Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

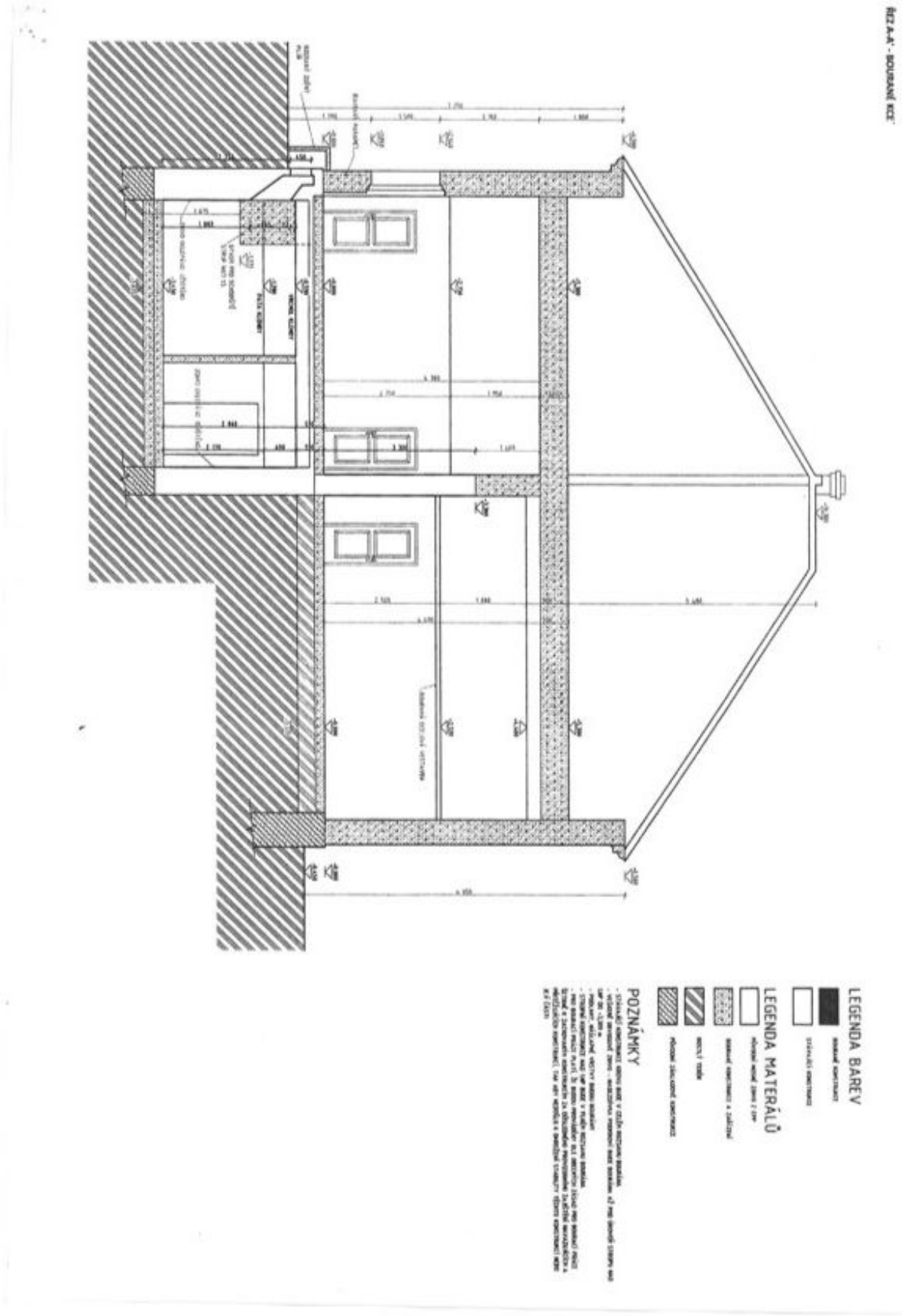
PDF created
05. 02. 2025, 11:35

svoboda&williams

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000



Svoboda & Williams s.r.o.
info@svoboda-williams.com
www.svoboda-williams.com

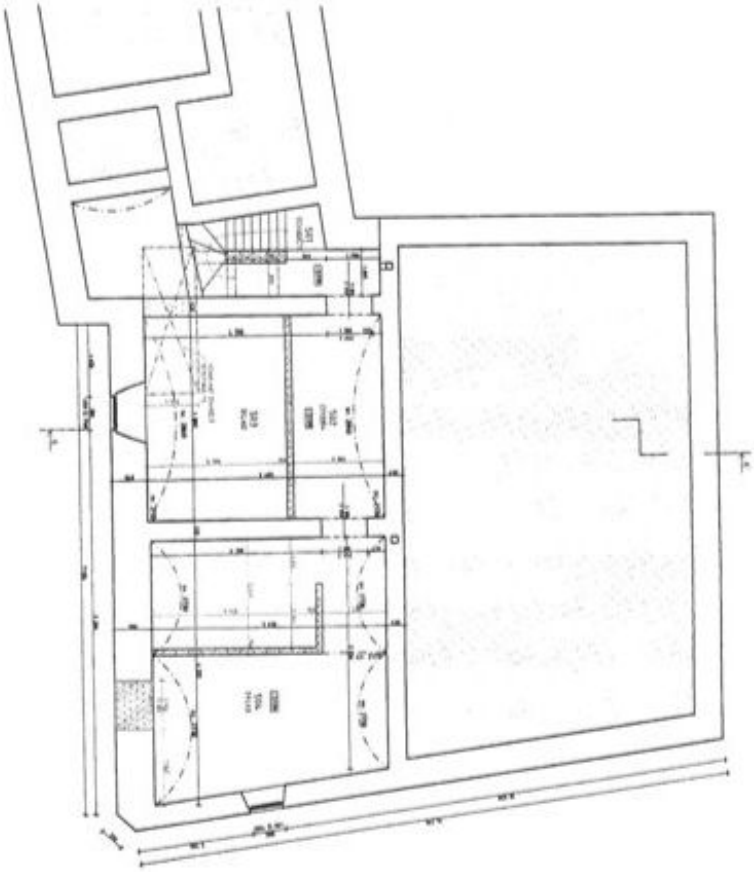
Prague
+420 257 328 281
+420 724 551 238

Brno
+420 543 250 711
+420 724 551 238

Bratislava
+421 948 939 938

PDF created
05. 02. 2025, 11:35

Office space

Prague 8, Dolní Chabry, Spořická

€ 794 597 | CZK 20 000 000