



# Apartment building

Ask for price

986 m<sup>2</sup>, Prague 6, Dejvice, Pod Kaštany





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Total gross floor area of the building	1 100 m <sup>2</sup>
Total net leasable area of the building	986 m <sup>2</sup>
Plot	348 m <sup>2</sup>
Foot print	207 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	104554

This renovated apartment building with a total net floor area of 986 m<sup>2</sup>, with variable use, is located in a lucrative area in Prague 6 - Dejvice, near the metro station and future stop of the express train to the airport, within walking distance of Prague Castle.

### Key investment criteria

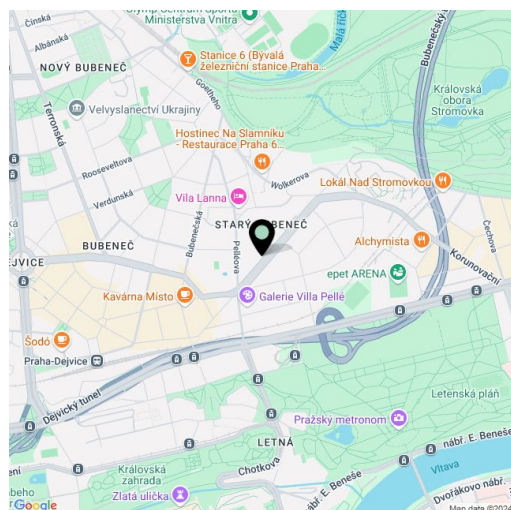
- excellent technical condition
- new **elevator**, roof, kitchen, bathrooms, hallways (reconstruction in recent years)
- **net floor area of residential spaces is 600 m<sup>2</sup>**
- 15 small residential units: 4 x 1-bedroom apartment, 8 x studio apartment, 3 x studio apartment with a separate kitchen (from 30 to 62 m<sup>2</sup>)
- **3 non-residential spaces with a total net floor area of 386 m<sup>2</sup>**: gym, music club, and cafe
- attractive location with excellent accessibility
- long-term leased, current income **CZK 4.5 million per year**
- currently approved as an administrative building and in the land registry the building is listed as a residential building

### Property description

- building from 1884
- 5 above-ground and 1 underground floors
- plot of 348 m<sup>2</sup>
- built-up area of 330 m<sup>2</sup>
- floors: wood, tiles, vinyl, carpets
- **air-conditioning**
- new utility networks
- separate gas boilers
- optical cables
- **security and camera system**
- partially replaced windows, unified doors throughout
- renovation of common areas and elevator in 2022

### Location

- sought-after district of **Prague 6 - Dejvice**
- right next to a **bus stop, a metro station, and tram stop**, a few minutes' walk from a railway station that will be part of the expressway to the





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### Václav Havel Prague International Airport

- near the entrance to a tunnel complex of the City Ring Road
- complete civic amenities in the vicinity
- not far from a football stadium, **Letenské Sady Park**, and the **Stromovka Royal Park**

