



## Apartment building

395 m<sup>2</sup>, Prague 10, Hostivař, Purkrabská

€ 1 963 534 | CZK 49 000 000





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Total net leasable area of the building	395 m <sup>2</sup>
Plot	439 m <sup>2</sup>
Foot print	202 m <sup>2</sup>
Garden	237 m <sup>2</sup>
Parking	-
Cellar	-
PENB	D
Reference number	105810

**This four-story, partially air-conditioned residential building with six separate units and one studio, located in the popular Prague 10 – Hostivař area, just a short distance from the beautiful Povodí Botiče trail and the well-known Hostivař Reservoir.**

### Key investment criteria

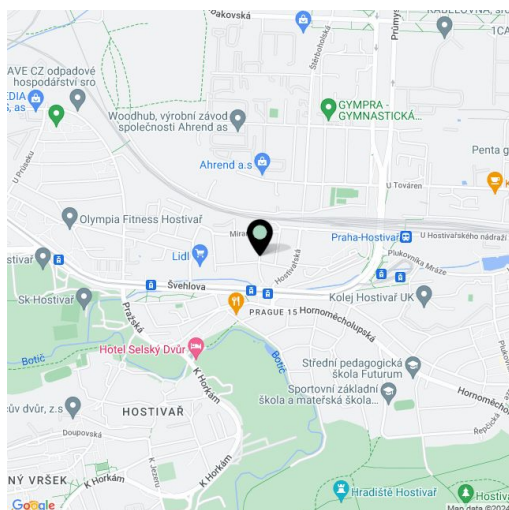
- Insulated, **completely renovated building** (new roof, wiring, and gas boiler in 2021)
- One commercial unit in the basement, which also houses a boiler and water tank
- **Six residential and one commercial unit** with a total area of 394.9 m<sup>2</sup>
- Fully equipped units
- **Wooden floating floors** in living areas, large-format tiles in bathrooms
- Electronic locks with chip or code access
- **Well-maintained garden** accessible to all residents, including a wooden shed for bike or ski storage
- **Potential annual rent** for the units: CZK1,800,600.
- Currently, 5 out of 7 units are rented with a three-month notice period

### Property description

- Basement (1PP): 1 commercial unit (49.4 m<sup>2</sup>)
- Ground floor (1NP): 1-bedroom apartment (54.5 m<sup>2</sup>), 1-bedroom apartment (55.1 m<sup>2</sup>)
- 1st floor (2NP): 1-bedroom apartment with balcony (60 m<sup>2</sup>), 1-bedroom apartment with balcony (59.9 m<sup>2</sup>)
- 2nd floor (3NP): 1-bedroom apartment (69 m<sup>2</sup>), studio apartment (47 m<sup>2</sup>)
- Two ground-floor apartments have terraces and garden access
- Two 1st-floor apartments feature balconies
- Two 2nd-floor apartments are air-conditioned
- All units face either east or west

### Location

Living in central Hostivař offers full civic amenities and excellent transport accessibility (just 170 meters from a tram stop). A short walk from the





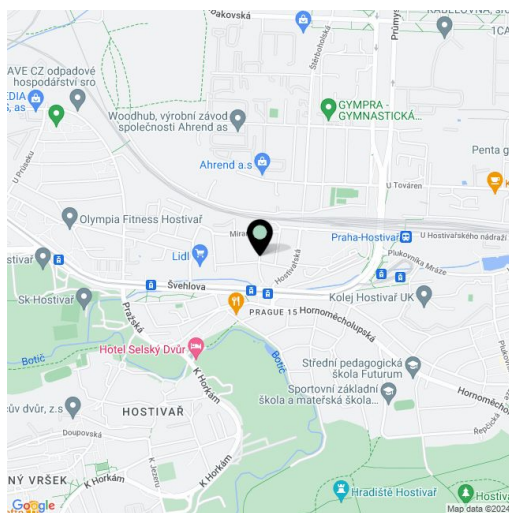
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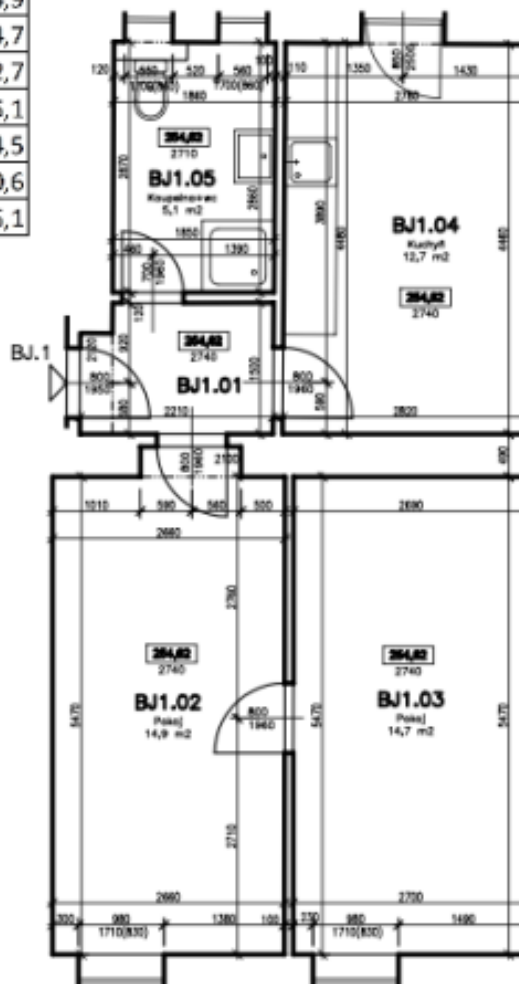
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building, you'll find the VIVO Hostivař **shopping center**, playgrounds, kindergartens, elementary schools, and the Hostivař train station. **The Povodí Botiče nature trail** provides a great bike path, while the nearby forest park with a **reservoir** is perfect for leisure activities, from sports to sunbathing on the beach.





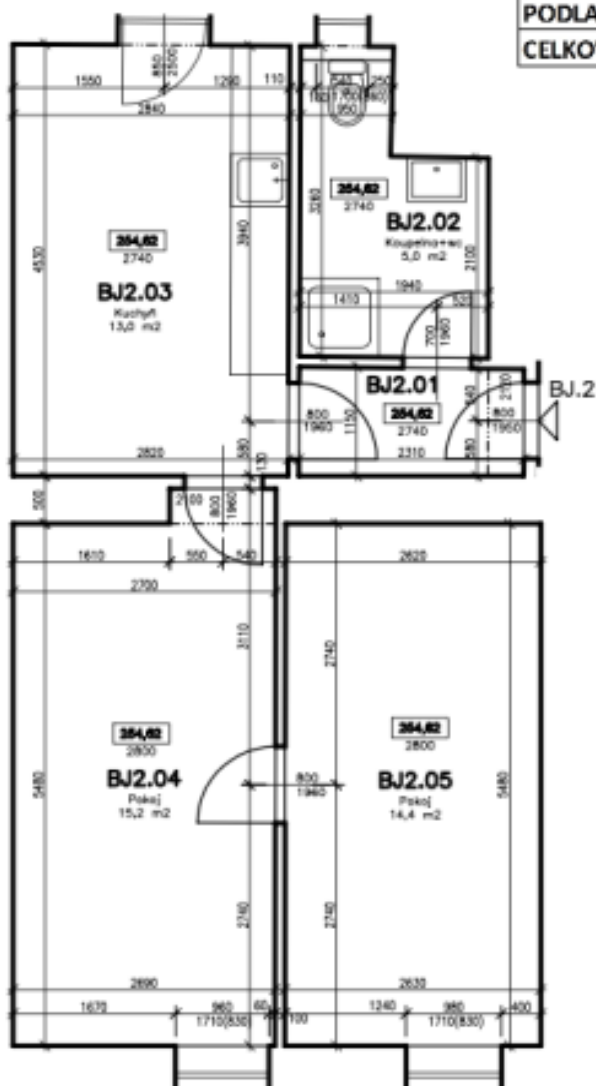
BYTOVÁ JEDNOTKA č. 01			
	BJ1.01	Chodba	3,2
	BJ1.02	Pokoj	14,9
	BJ1.03	Pokoj	14,7
	BJ1.04	Kuchyň	12,7
	BJ1.05	Koupelna+WC	5,1
Svislé nosné a nenosné konstrukce uvnitř			4,5
PODLAHOVÁ PLOCHA			50,6
CELKOVÁ PLOCHA			55,1



541/01



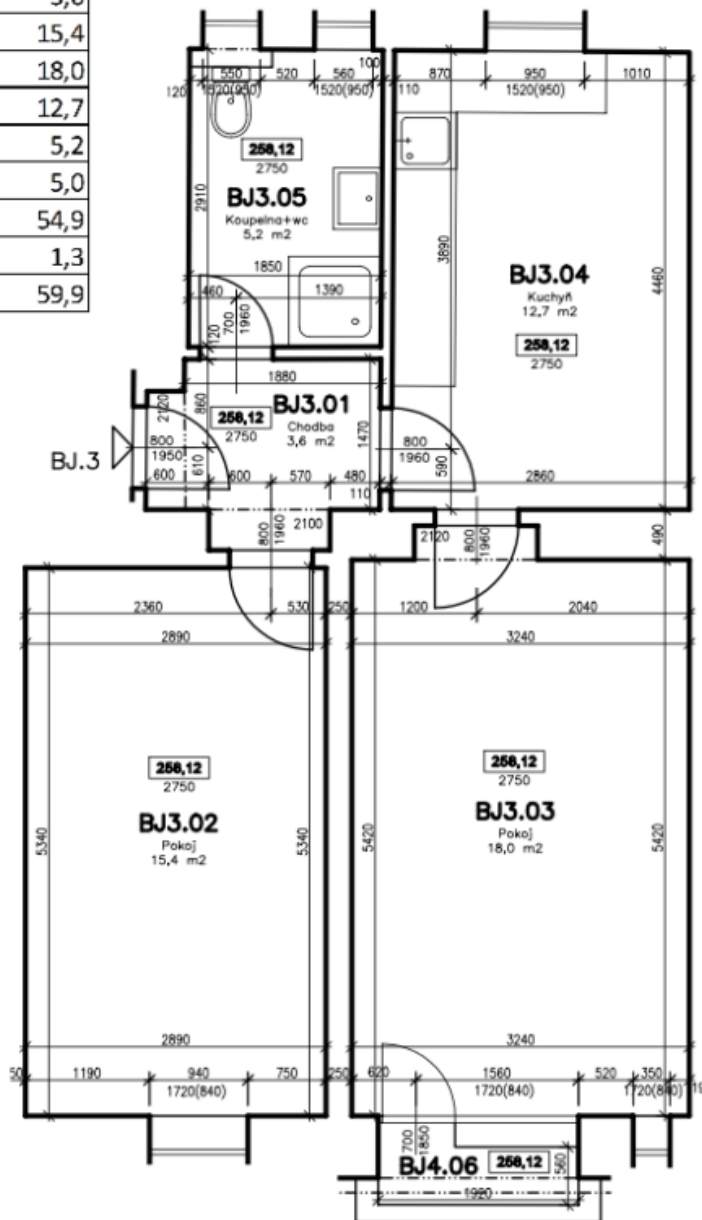
BYTOVÁ JEDNOTKA č. 02			
	BJ2.01	Chodba	2,6
	BJ2.02	Koupelna+WC	5,0
	BJ2.03	Kuchyň	13,0
	BJ2.04	Pokoj	15,2
	BJ2.05	Pokoj	14,4
Svislé nosné a nenosné konstrukce uvnitř			4,3
PODLAHOVÁ PLOCHA			50,2
CELKOVÁ PLOCHA			54,5



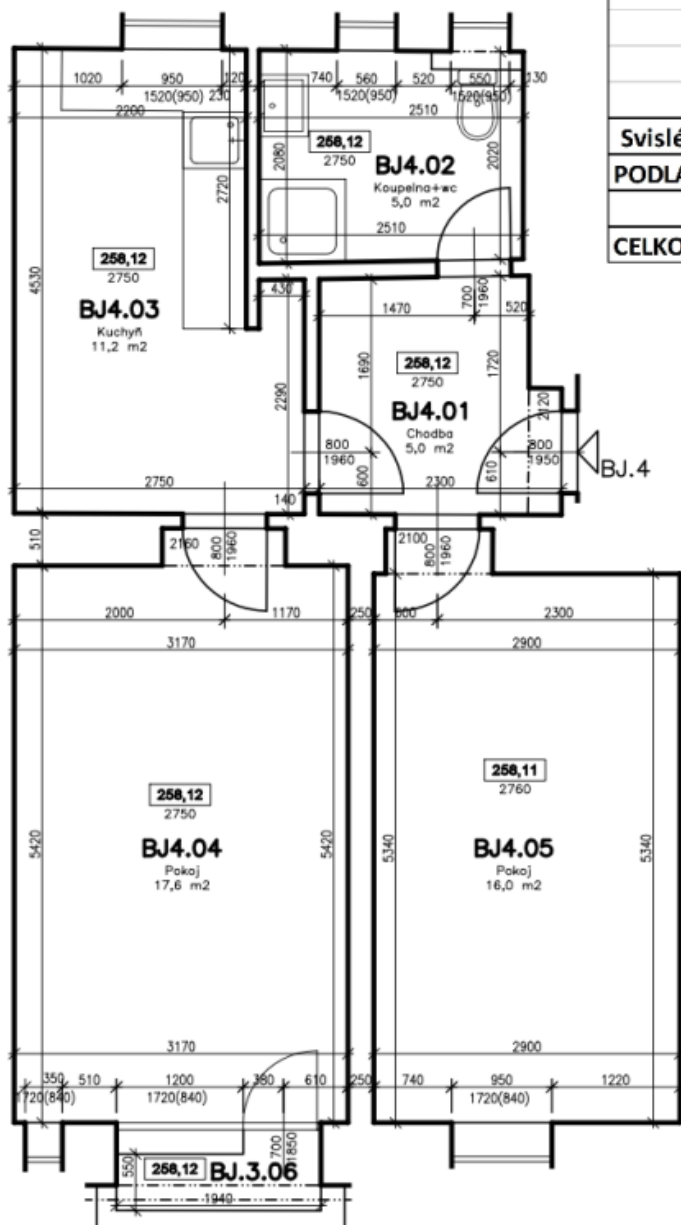
541/02



BYTOVÁ JEDNOTKA č. 03			
	BJ3.01	Chodba	3,6
	BJ3.02	Pokoj	15,4
	BJ3.03	Pokoj	18,0
	BJ3.04	Kuchyň	12,7
	BJ3.05	Koupelna+WC	5,2
Svislé nosné a nenosné konstrukce uvnitř			5,0
PODLAHOVÁ PLOCHA			54,9
	BJ3.06	Balkon	1,3
CELKOVÁ PLOCHA			59,9



541/03



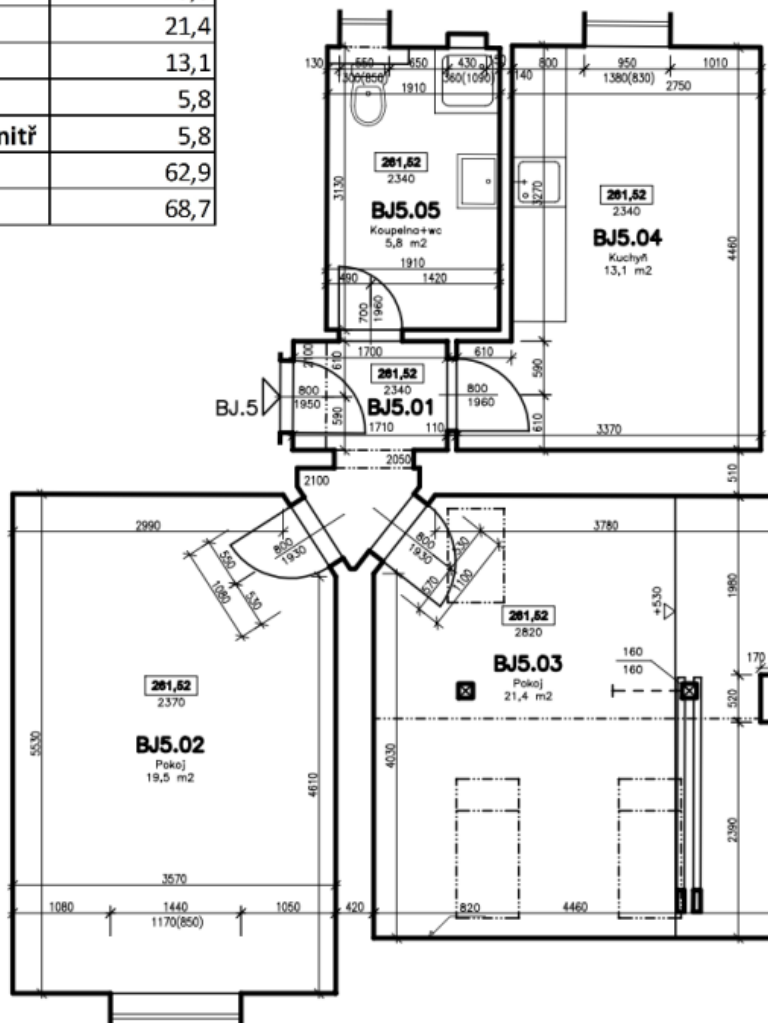
## BYTOVÁ JEDNOTKA č. 04

	BJ4.01	Chodba	5,0
	BJ4.02	Koupelna+wc	5,0
	BJ4.03	Kuchyň	11,2
	BJ4.04	Pokoj	17,6
	BJ4.05	Pokoj	16,0
Svislé nosné a nenosné konstrukce uvnitř			5,2
PODLAHOVÁ PLOCHA			54,8
	BJ4.06	Balkon	1,2
CELKOVÁ PLOCHA			60,0

541/04



BYTOVÁ JEDNOTKA č. 05			
	BJ5.01	Chodba	3,1
	BJ5.02	Pokoj	19,5
	BJ5.03	Pokoj	21,4
	BJ5.04	Kuchyň	13,1
	BJ5.05	Koupelna+WC	5,8
Svislé nosné a nenosné konstrukce uvnitř			5,8
PODLAHOVÁ PLOCHA			62,9
CELKOVÁ PLOCHA			68,7



541/05