



# Office space

Prague 4, Podolí, Podolská

Sold





Available area	514 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	36452

This villa was originally owned by the director of the Podolská cement factory. Built at the end of the 19th century in a distinctive architectural style, it is surrounded by a large plot with plenty of greenery and the possibility of parking several cars right next to the house. The villa offers a wide range of uses as the interior is not listed, so it is possible to adjust it according to your needs. The building is currently approved for school purposes.

#### Key investment criteria:

- 7,141 sq. m. of land
- gross floor area of 514 sq. m.
- possibility to enlarge the villa
- both commercial or residential use
- parking
- share deal/company sale

Built in the period's style of industrial buildings, the villa is the last surviving cultural monument to the important cement factory that stood on the site of the current swimming stadium in Podolí. Its wooden casement windows, original doors, granite staircases, cast-iron railings, and elements made of Sliveneč marble on the street-facing facade by the elegant entrance staircase have been preserved. The gables have round windows (replicas of the original ones). The house is made of bricks and is built on concrete foundation strips. The property has a generous total area of 7,141 sq. m. The paved area, which serves as a car park, can be extended if necessary and there is also a garage for 1 vehicle.

Now the property is currently used as corporate headquarters; the current layout offers a large number of offices, bathrooms, technical facilities, and storage space.

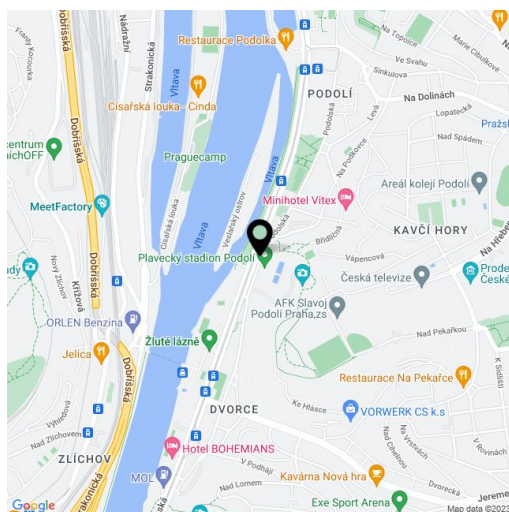
The property was previously used by the British International School, which operated an elementary school here and then housed company management.

According to the zoning plan and the dimensions of the plot, 2 buildings can be added on both sides of the villa, which could be then be connected to the existing villa. The internal layout can be transformed into both residential and business use.

The villa's location is very easily accessible from the Podolské embankment, but it is separated from the main road by a wide strip of mature trees. The villa is located just a short walk from the Žluté lázně swimming center. The Podolí district is very popular, especially for its amount of greenery, wide range of sports activities, and great accessibility.

Sale in the form of a company transfer (share deal).

Gross floor area 514 m<sup>2</sup>, net floor area 464.46 m<sup>2</sup>, built-up area 527 m<sup>2</sup>, garden 6,614 m<sup>2</sup>, land 7,141 m<sup>2</sup>.

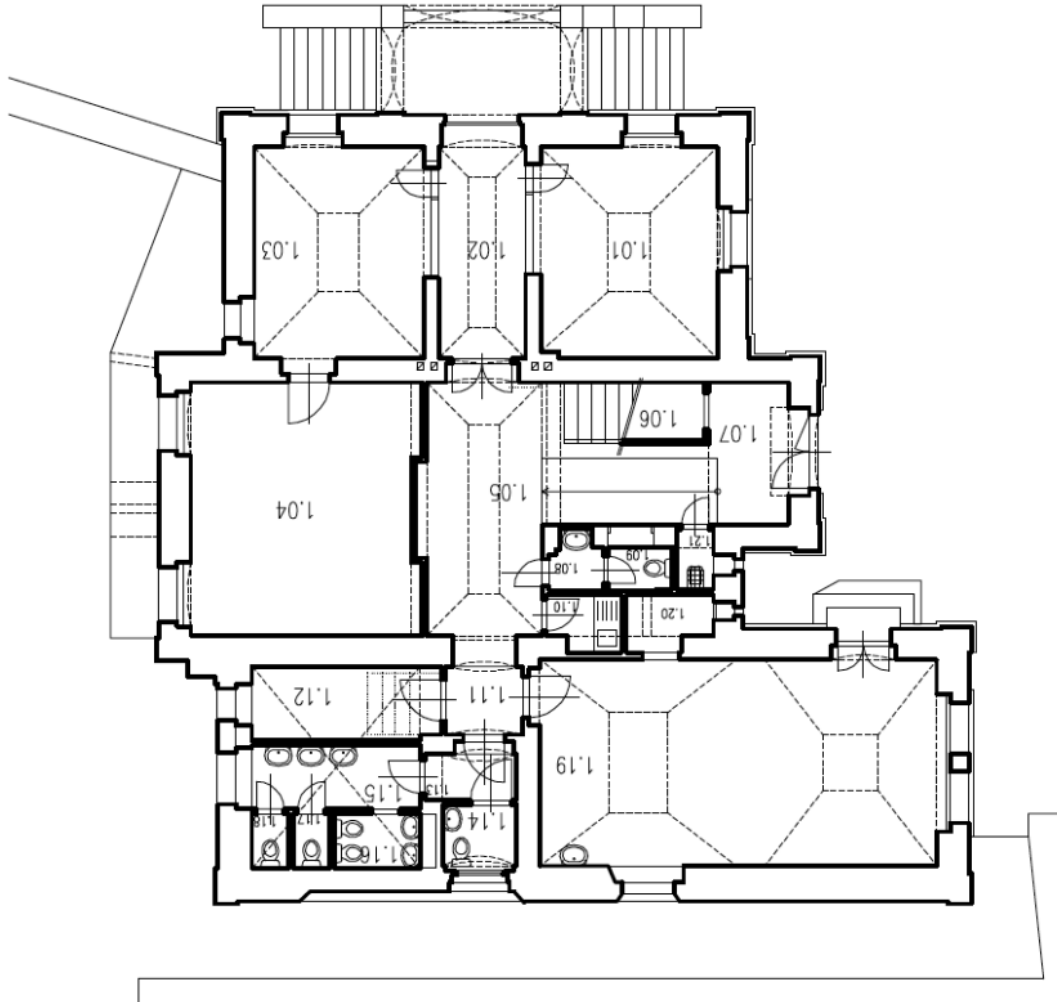




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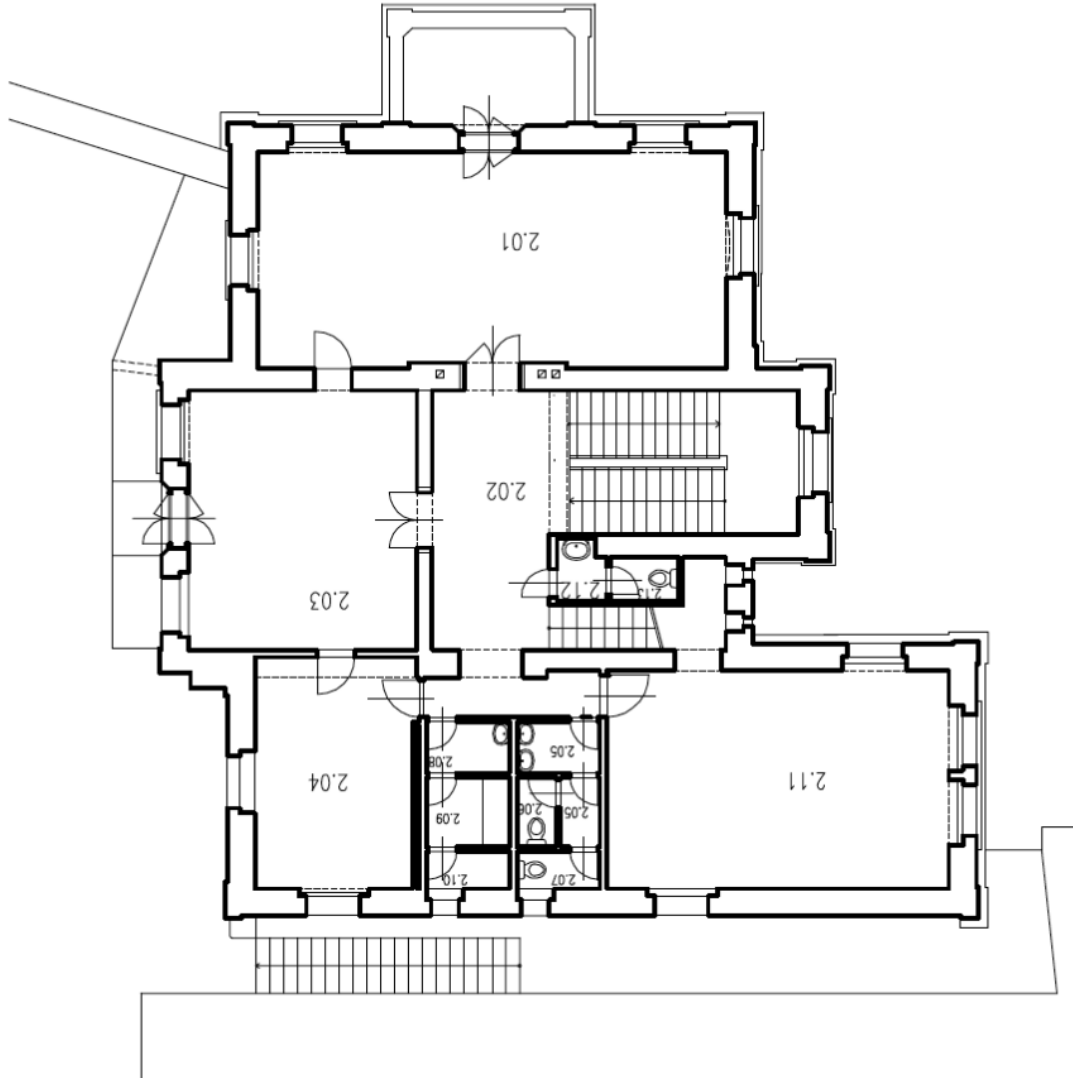




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