



# Apartment building

674 m<sup>2</sup>, Prague 6, Bubeneč

Sold





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Total gross floor area of the building	674 m <sup>2</sup>
Total net leasable area of the building	674 m <sup>2</sup>
Plot	761 m <sup>2</sup>
Foot print	250 m <sup>2</sup>
Parking	Garage for 2 cars and additional parking on the plot for 2-4 cars
Garage	Yes
Cellar	Yes
PENB	F
Reference number	40599

**A classic villa from the turn of the 19th and 20th centuries in the diplomatic quarter of Prague 6 - Bubeneč, near Stromovka Park. With a southeast-facing garden, the villa requires reconstruction. A building permit is included.**

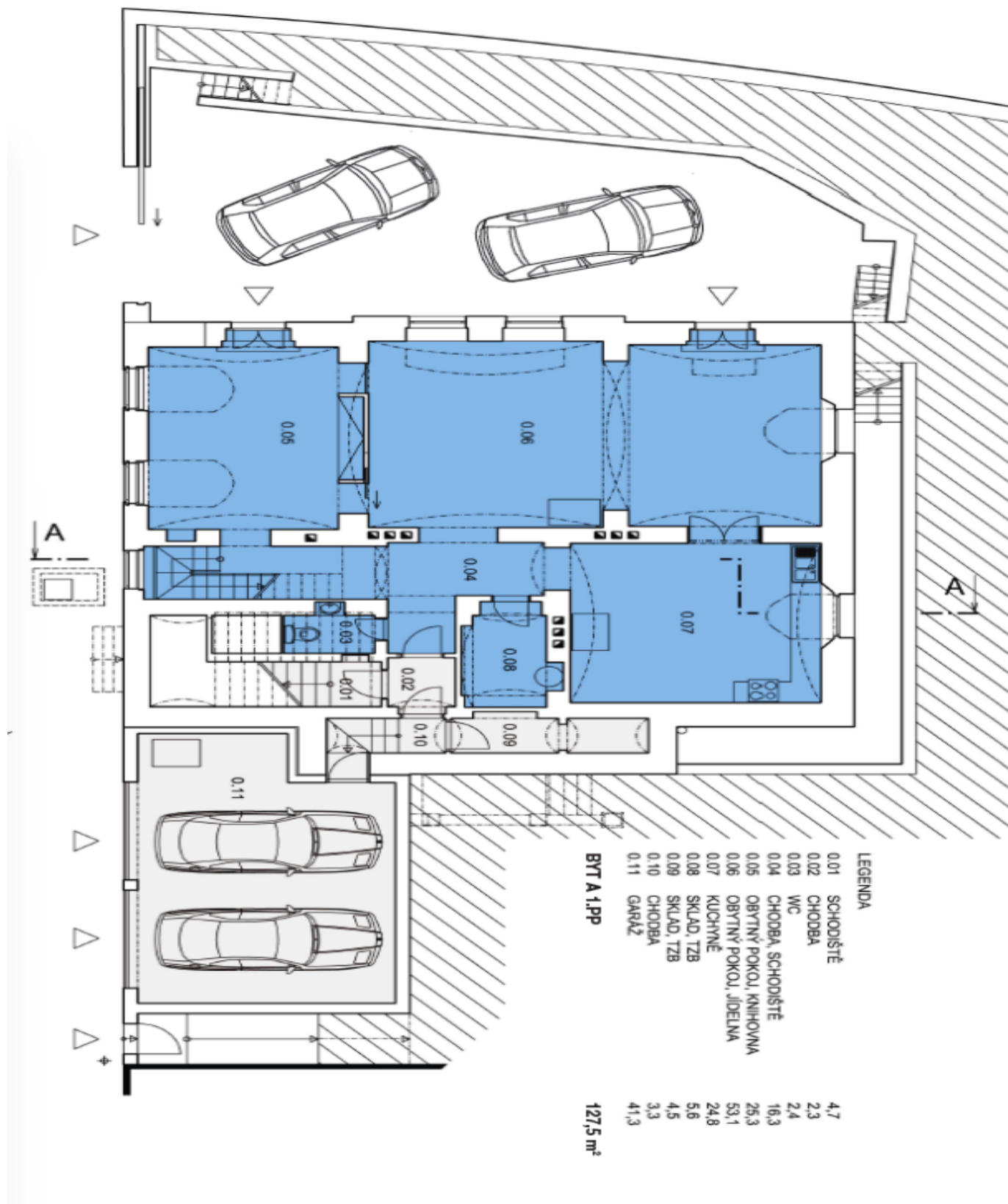
The building consists of a bright semi-recessed underground at the level of the garden, a ground floor, a first floor, and an attic. According to three proposed modification options, it may be turned into a villa with 2 generously designed duplex units, 6 or 7 residential units, or elegant company headquarters. **Parking** will be provided in a garage and on several outdoor parking spaces.

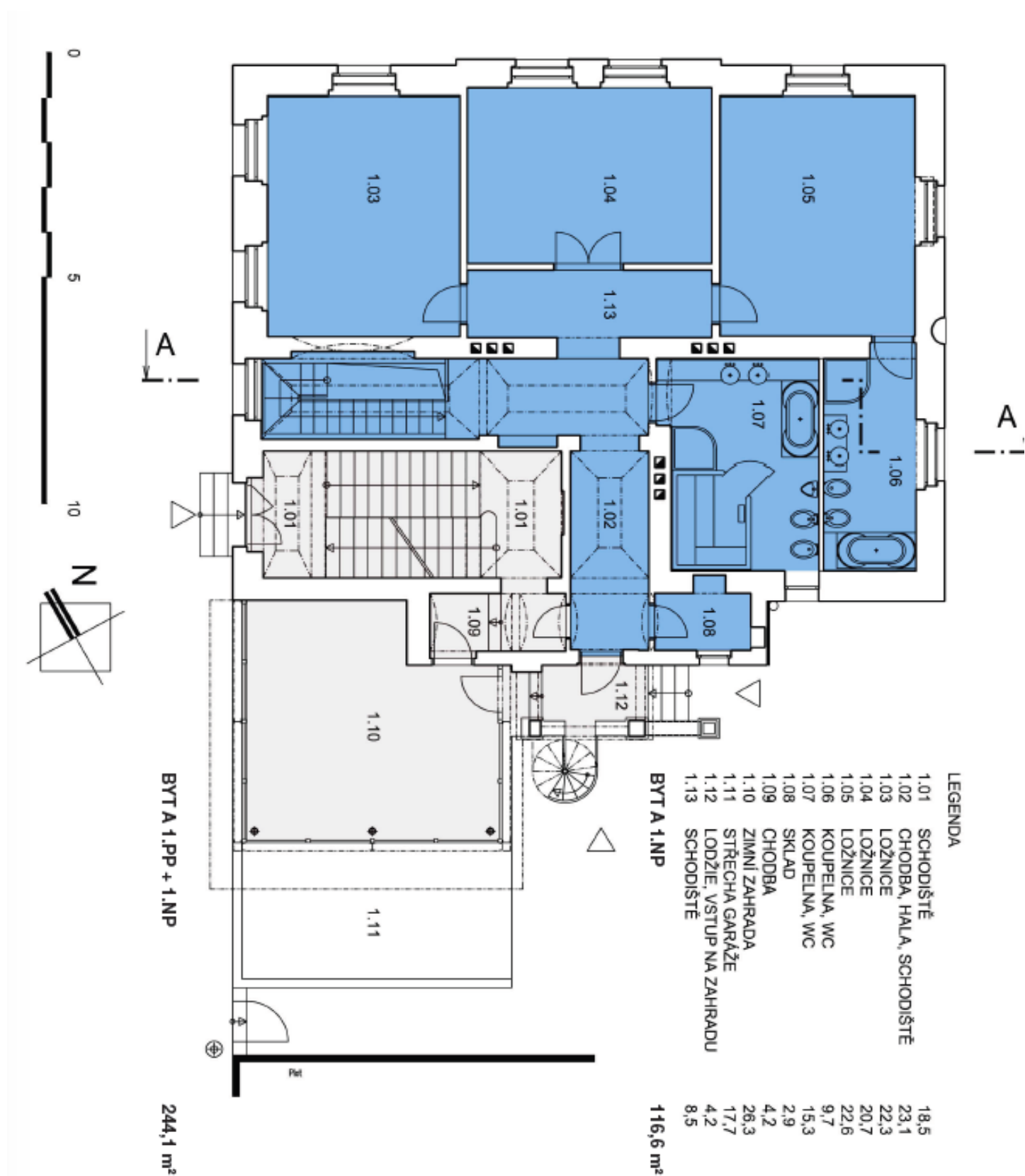
The building is in relatively good condition, **no structural failures are evident**, construction defects correspond to long-term non-use. The project envisages the modification of the existing layouts, the **expansion of the parking spaces** according to the selected number of units, and, together with the new truss, the use of the attic. A building permit was obtained in 2008. It was requested to extend the completion date of construction to the end of 2022. The property also includes a **garden with mature trees**, which will be landscaped as part of the project.

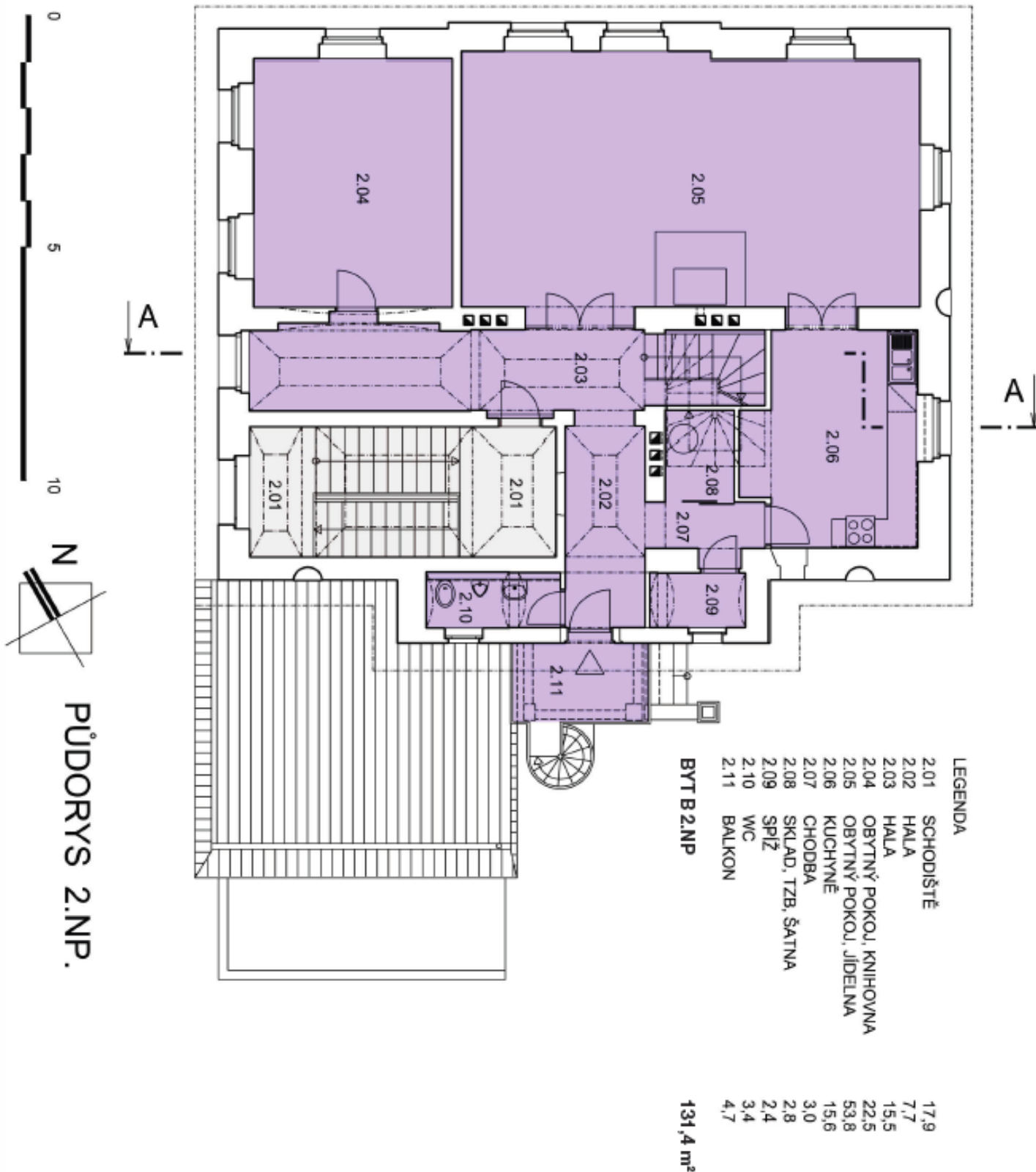
The neighborhood has a high amount of greenery; complete civic amenities are in Bubeneč, Dejvice, and Letná within a short driving distance. You can easily connect to a tunnel complex by car. The drive to the airport is also quick. In addition to **the prestigious district of Prague 6**, one of the biggest benefits of the villa's location is its proximity to the large and beautifully landscaped **Stromovka forest park**.

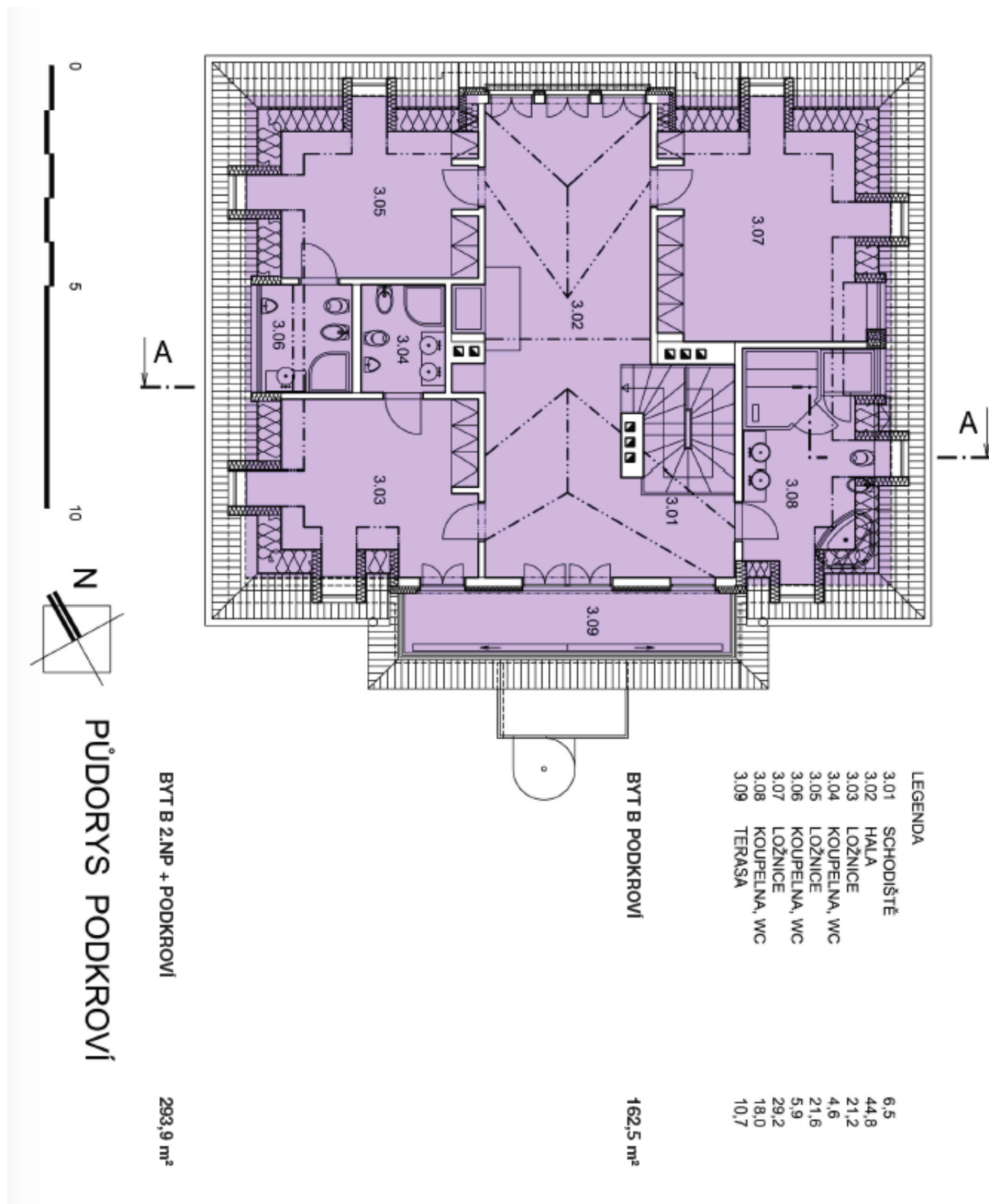
Usable area 673.7 m<sup>2</sup>, built-up area 224 m<sup>2</sup>, garden 537 m<sup>2</sup>, land 761 m<sup>2</sup>.













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