



## Apartment building

430 m<sup>2</sup>, Prague 5, Smíchov, Pod Kesnerkou

Ask for price





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Total gross floor area of the building	1 278 m <sup>2</sup>
Total net leasable area of the building	430 m <sup>2</sup>
Plot	982 m <sup>2</sup>
Foot print	244 m <sup>2</sup>
Garden	738 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	102582

A house with 8 residential units in good condition, now fully rented, with the possibility of future development - the construction of a new terraced villa, the study of which is part of the offer. The building with wonderful views of Prague stands on the north-eastern slope in the traditional Kesnerka villa development in Prague 5 - Smíchov, near the Anděl pedestrian zone.

### Key investment criteria

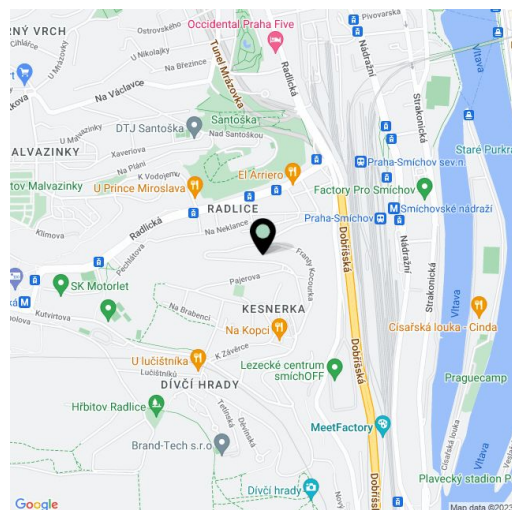
- the current rentable area of the house is 430 m<sup>2</sup>
- prepared study and documentation for zoning management for the construction of a villa with a rentable area of 781 m<sup>2</sup> (9 residential units), with terraces of 324 m<sup>2</sup> and front gardens of 495 m<sup>2</sup>
- current annual rental income of EUR 70,800
- parking: now 6 spaces in the car lift, planned 10 garage spaces + 3 outdoor parking spaces
- possibility of taking over a loan with an interest rate of 2.9% p.a. in EUR fixed for the next 4 years
- possible use of existing utility network connections during construction
- pleasant place in a quiet area
- sale of a company (share deal)

### Description of the property

- house in good condition, continuously renovated
- currently consists of 8 residential units: 6 x 1-bedroom, 1 x studio, 1 x 2-bedroom
- valid demolition estimate
- plot of land 982 m<sup>2</sup>
- garden 738 m<sup>2</sup>
- built-up area 244 m<sup>2</sup>

### Location

A nice place in a **residential area** with lots of **greenery** and at the same time within quick driving distance of all services. There is a bus stop right next to the house, from where you can get to the metro station and the Na Knížecí bus terminal. The Braunova tram stop and the Smíchovské nádraží or Radlická metro stations are also nearby, and when traveling by car, the advantage is the easy connection to the ring road. Kindergarten and elementary school, grocery store, restaurant, **swimming pool** or **tennis courts** are a few minutes' walk away. Within walking distance is also the







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Prokop Valley.

