





Office space Four-bedroom (5+kk)

€ 1 599 680 | CZK 40 000 000

Prague 5, Radlice

Available area	630 m²
Tenant consumption	—
Parking	2 garages
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	102762

This spacious three-story house requiring complete reconstruction, suitable for housing and commercial purposes, with 2 garages and a large garden lined with mature greenery, stands in an attractive and excellently accessible location on a side cul-de-sac in a dynamically developing location in Prague 5 - Radlice.

The ground and first floors have recently been used as offices with a total of 9-10 rooms, sanitary facilities, and kitchens. On the 2nd floor, there is a 1-bedroom apartment. A nice garden adjoins the house, and the windows offer impressive views of the surrounding and distant green areas and a new development that is currently being built on a former brownfield in the neighborhood.

The brick house approved as a family house is in a state requiring complete reconstruction. Heating is by a Vaillant gas boiler, and parking is provided in two garages in the basement.

Its convenient location in the neighborhood of the Waltrovka and Nová Waltrovka districts ensures convenient access to a supermarket, other shops, and services (including medical ones) as well as a cultivated environment with a park, but at the same time the new complex will prevent any noise from Radlická Street from reaching it. A metro station and tram stop are a few minutes' walk away, and you can easily connect to the City and Prague ring roads by car. Nearby is a park, a kindergarten and elementary school, a swimming stadium, or a sports field with tennis courts.

Usable area 630.72 m², built-up area 174 m², garden 658 m², plot 832 m².