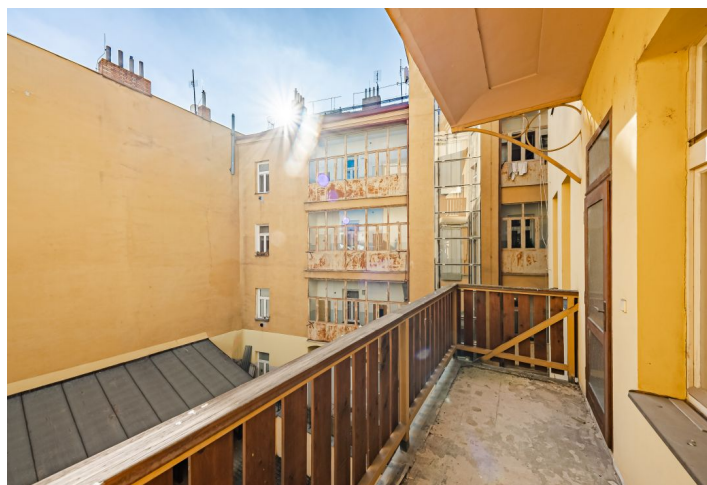
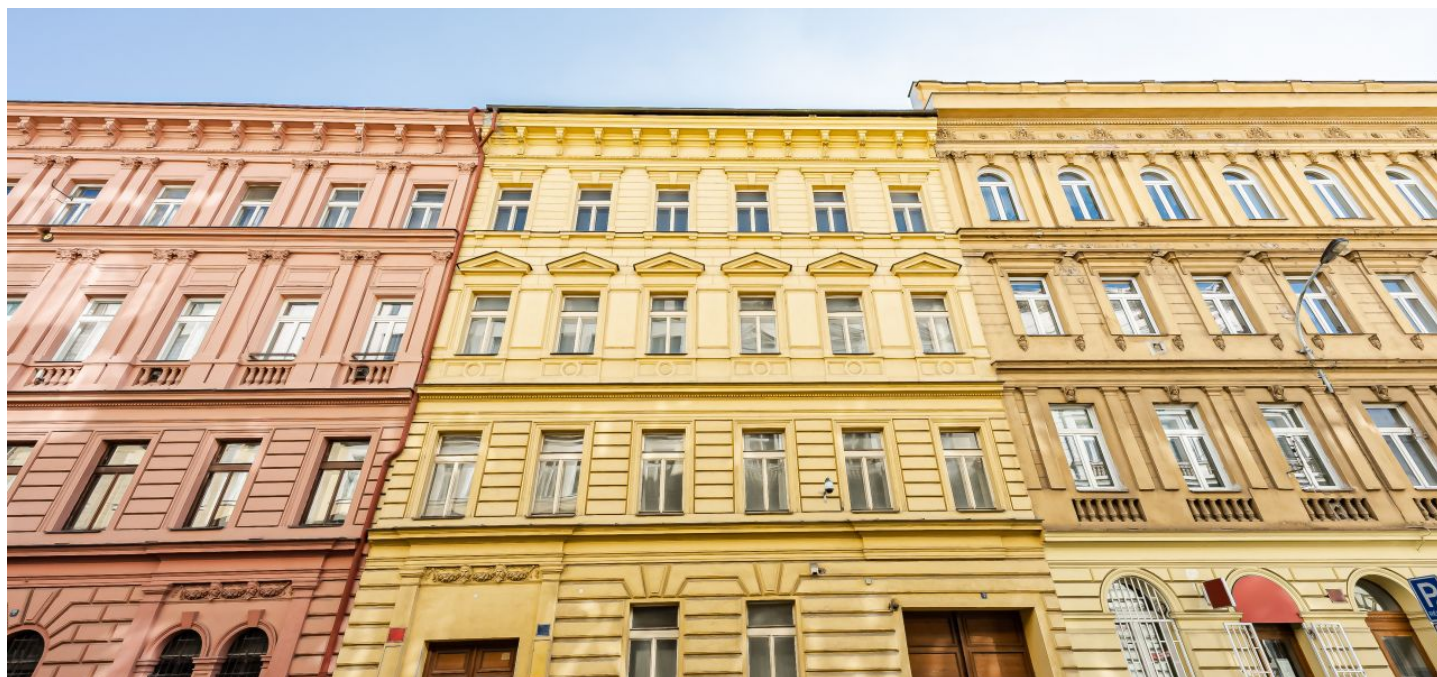




Office building

642 m², Prague 5, Smíchov

Ask for price



**Office building**

642 m², Prague 5, Smíchov

Ask for price

Total net leasable area of the building	642 m²
Balcony	18 m²
Cellar	-
Total gross floor area of the building	800 m²
Foot print	383 m²
Plot	383 m²
Parking	-
PENB	G
Reference number	101213

This apartment building prior to reconstruction, with a floor area of approx. 800 sq. m. and the possibility of building 6 parking spaces, is located on a quiet side street between the Smíchov embankment and the new Smíchov City district.

Key investment criteria

- **net floor area approx. 642 sq. m.**
- gross floor area approx. 800 sq. m.
- balconies 18.48 sq. m.
- built-up area and courtyard 383 sq. m.
- the building is empty, partitions are demolished, and is **ready for reconstruction**
- possibility of building **6 parking spaces** (in a parking system) in the courtyard tract
- an increasingly desirable place to live
- emerging multifunctional projects in the vicinity
- location easily accessible by car and public transport
- great amenities in the area
- **asset deal**

Property description

- 5 above-ground floors, 1 underground floor
- terraced house from the 1930s
- 3 south-facing balconies towards the courtyard (each 6.16 sq. m.)
- no elevator
- the roof was repaired in 2019 (roof tiles + copper)
- possibility of building 2 generously designed or 3 small apartments per floor
- heating with gas boilers

Location

The building is located on a one-way street in the immediate vicinity of the newly emerging multifunctional district of **Smíchov City** with parks and pedestrian zones, and the **Anděl** center of Smíchov within easy reach. A full range of services is within walking distance: shops, restaurants, cafes, medical services, educational institutions, and also a sports field. There is a children's playground, outdoor gym, football field, and **golf driving range nearby**. **Excellent transport accessibility** is ensured by the metro (line B), numerous tram lines, trains, and buses. There is also a ferry stop within easy reach that offers quick connections to **Císařský Island** and the opposite bank of



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the Vltava River.



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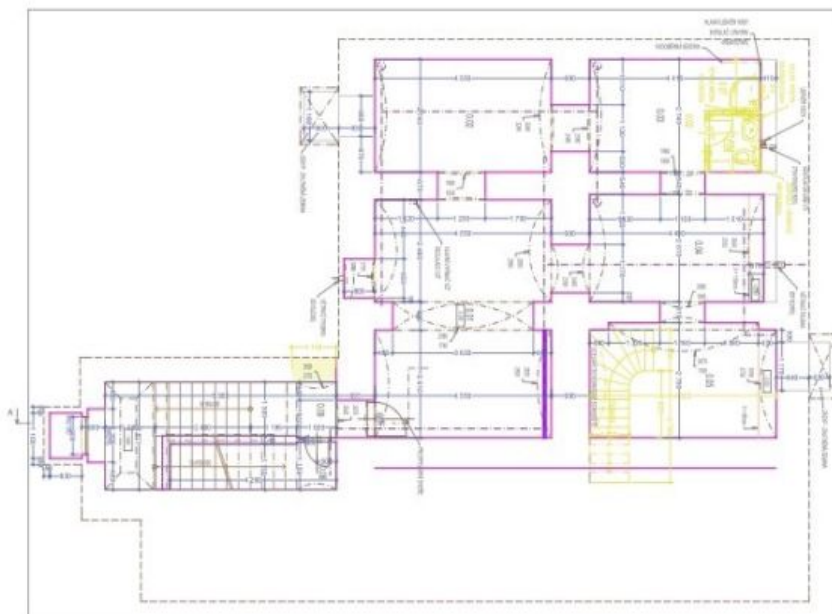
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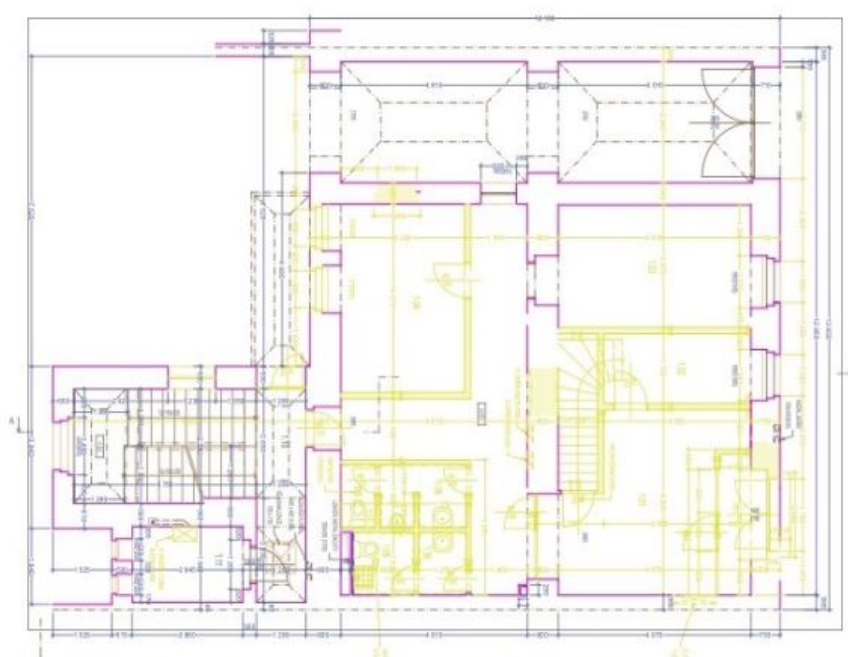
PŮDORYS 3.NP



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PŮDORYS 1.PP



PŪDORYS 1.NP

BOUPNÉ KONSTRUKCE

1:100

BOURACI PRACE 1.1P, 1.1P

80,000 =
Sustaining system
Vigilant system

and before October 1

13



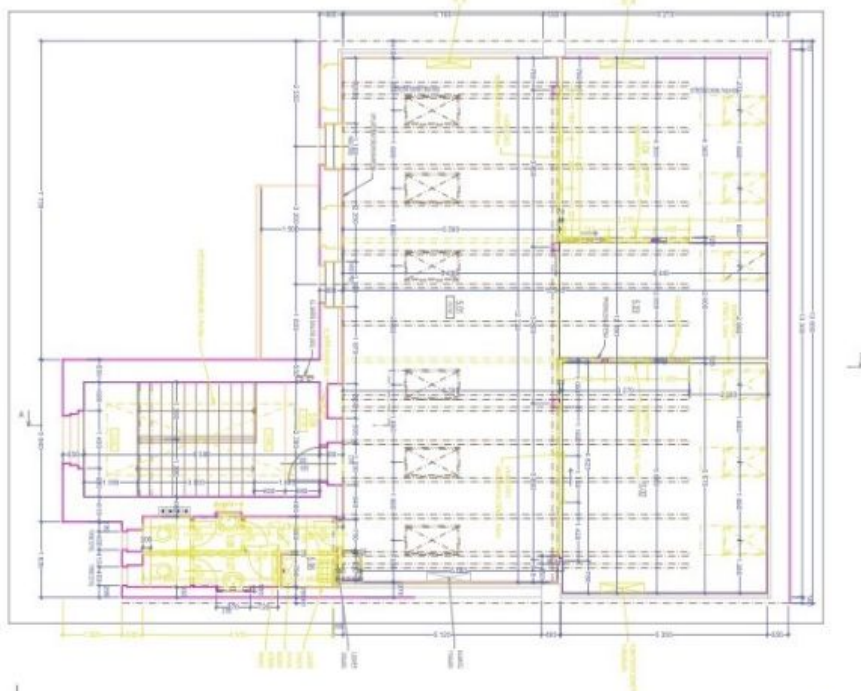
Office building

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Ask for price



PŮDORYS 4.NP



PŮDORYS 5.NP

