



# Office building Four-bedroom (5+kk)

€ 1 587 617 | CZK 40 000 000

630 m<sup>2</sup>, Prague 5, Radlice



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Total net leasable area of the building	630 m <sup>2</sup>
Cellar	-
Total gross floor area of the building	630 m <sup>2</sup>
Foot print	174 m <sup>2</sup>
Plot	832 m <sup>2</sup>
Parking	2 garages
PENB	G
Reference number	102726

**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 from the windows there are **impressive views** of the surrounding and distant green areas and of a modern development that is currently being built on a former brownfield in the neighborhood.

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

A 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, at the same time the new complex will prevent the nuisance of noise from Radlická Street. A metro station and a 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 m<sup>2</sup>, built-up area 174 m<sup>2</sup>, garden 658 m<sup>2</sup>, plot 832 m<sup>2</sup>.