



## Apartment building

244 m<sup>2</sup>, Prague 6, Ruzyně, Řebská

€ 1 805 914 | CZK 45 500 000





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Total gross floor area of the building	418 m <sup>2</sup>
Total net leasable area of the building	244 m <sup>2</sup>
Plot	842 m <sup>2</sup>
Foot print	185 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	103076

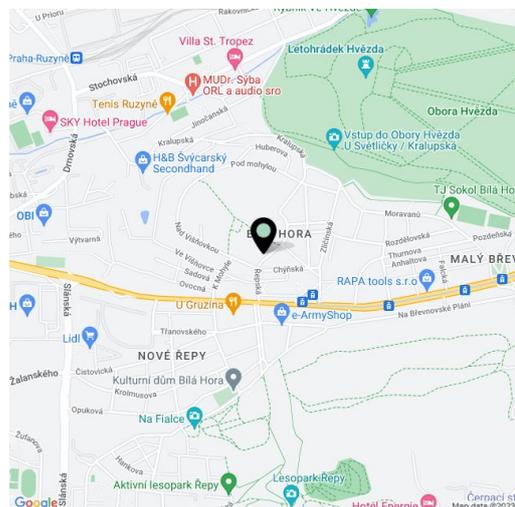
**This four-story family house with 3 residential units and an architectural design for a conversion to an apartment building is located on a corner plot in Prague 6, on a side one-way street near a non-buildable area on Bílá hora.**

On the ground and 1st floors are **2-bedroom apartments with a veranda**, the total area of each is approx. 90 sq. m., and on the 2nd floor is a 2-bedroom apartment (approx. 64 sq. m.) with a **terrace** (7.88 sq. m.). There are **3 garages** by the house. The windows of the house and the **terrace** provide undisturbed views of the wide surroundings thanks to the adjacent vast open area. The whole house has a basement with the possibility of creating a basement apartment.

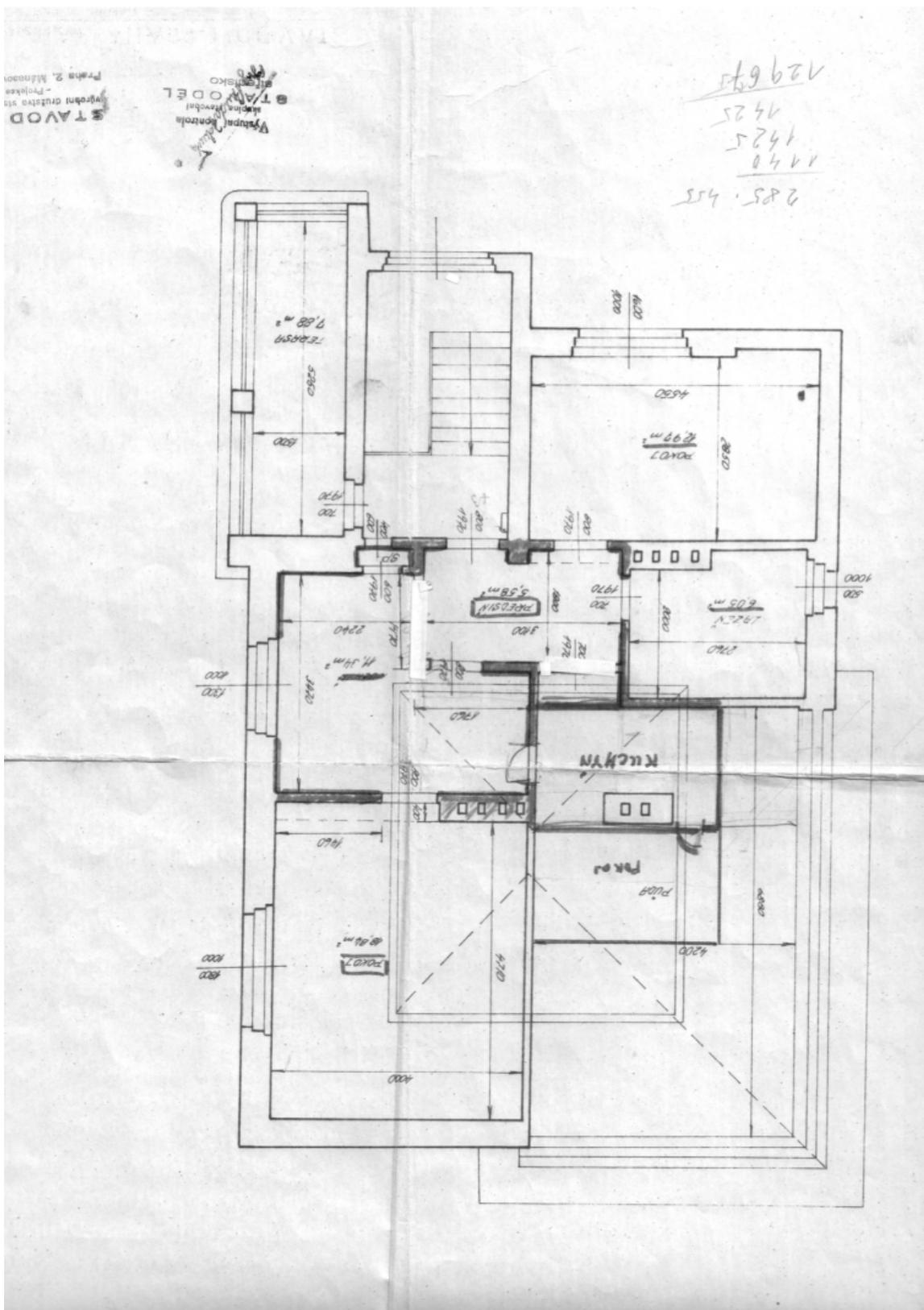
The building, **suitable for reconstruction**, was built in **1934**. In the past years, it underwent ongoing repairs, e.g. in 2005 the risers in the entire building were repaired; in 2010 the windows were replaced with plastic ones with double glazing. Heating is provided by two gas boilers (one for the basement, ground floor and 1st floor, the other separately for the 2nd floor). In its current state, the house is suitable for renting residential units. The offer includes **two architectural proposals** for reconstruction with an extension and the creation of **an apartment building with 4-7 residential units**. According to one of the proposals, the house would have six 1-bedroom apartments (of which 3 with a balcony) and 1 duplex 1-bedroom apartment, the second concept proposes three 2-bedroom apartments (1 with a large terrace) and 1 duplex 1-bedroom apartment.

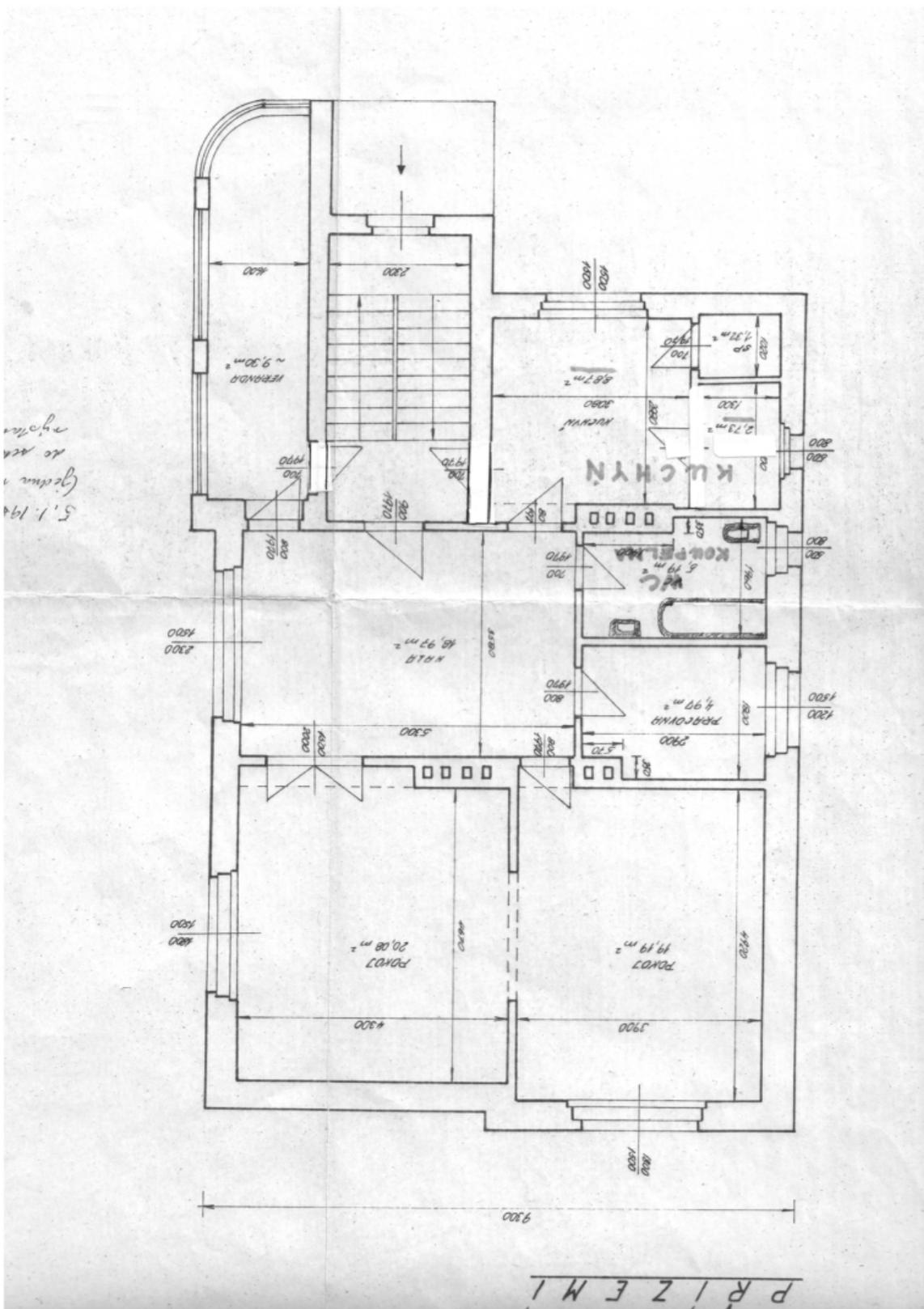
**The historically significant place**, where a famous battle took place in 1620, is an empty area and a popular **recreational location** providing nice views of, for example, the Hvězda summer castle, but also the distant Říp or Milešovka mountains, and with good visibility the castles of Bezděz and Trosky. Within walking distance from the house is a kindergarten and elementary school, a house of Children and Youth, and a **riding club**, and it is not far from restaurants and shops, including supermarkets and a hobby market. The nearby **Obora Hvězda or Aktivní Řepy forest park** are perfect for walks, runs, or bike rides. There is a tram stop not far from the house, and you can quickly reach the airport by car, connect to the Prague Ring Road or the D5, D6, and D7 highways.

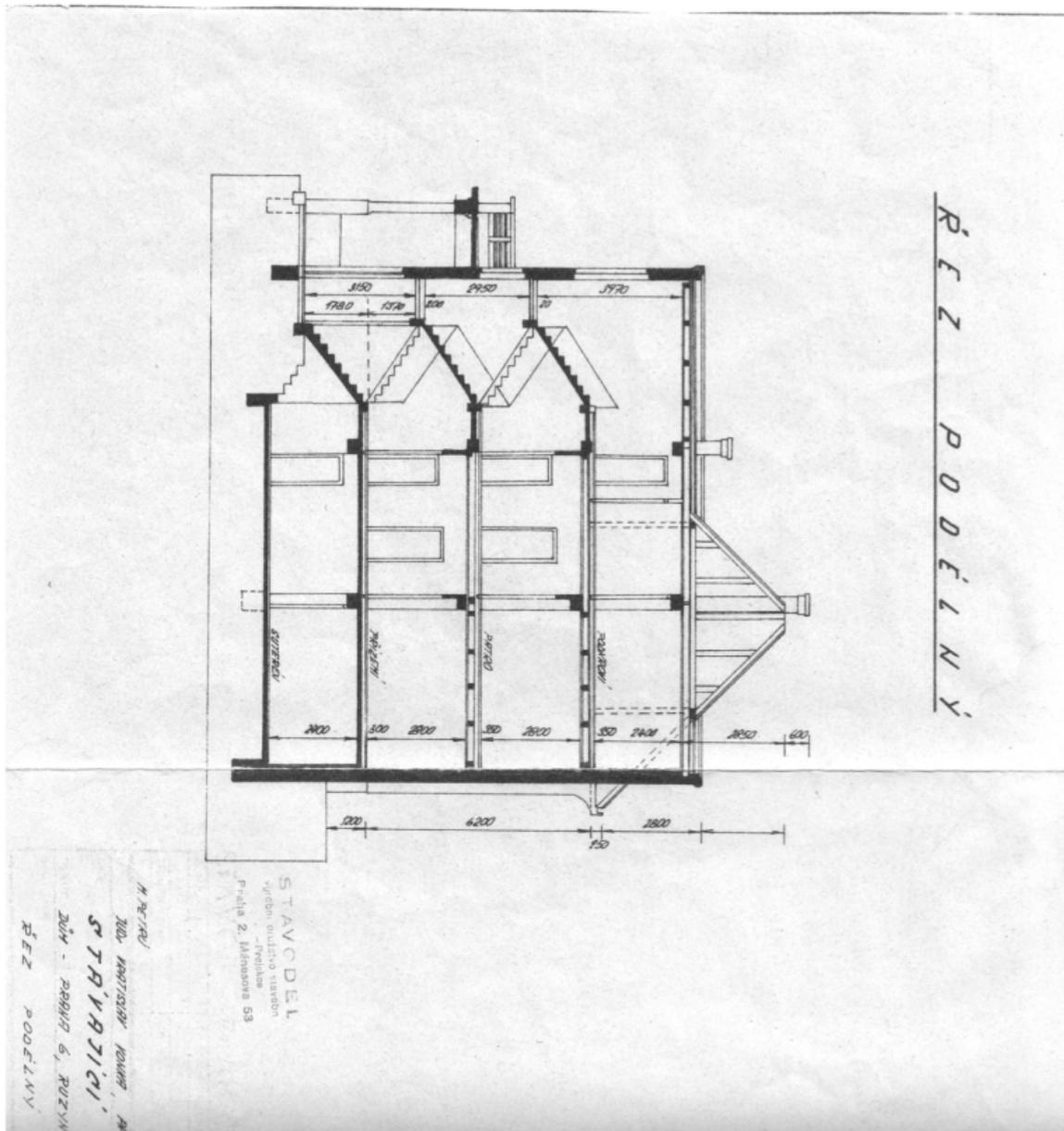
Net floor area 243.65 m<sup>2</sup>, gross floor area 402.86 m<sup>2</sup> (incl. terraces, staircase, and garages), built-up area 185 m<sup>2</sup>, garden 657 m<sup>2</sup>, plot 842 m<sup>2</sup>.













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