



Apartment building

Ask for price

1044 m², Prague 5, Radotín, K Cementárně





Apartment building

1 044 m², Prague 5, Radotín, K Cementárně

Ask for price

| | |
|---|--------------------------|
| Total gross floor area of the building | 2 170 m ² |
| Total net leasable area of the building | 1 044 m ² |
| Plot | 1 679 m ² |
| Parking | 20 garage parking spaces |
| Garage | Yes |
| Loggia | 320 m ² |
| Front garden | 450 m ² |
| Cellar | Yes |
| PENB | G |
| Reference number | 103380 |

This project for the construction of two three-story villas with a total of 14 residential units on a plot of land with a total area of 1,679 sq. m. is located in an attractive area with plenty of greenery and excellent accessibility in Prague 16 - Radotín near the center of this district. The subject of the sale is a plot of land with a valid zoning decision.

Key investment criteria

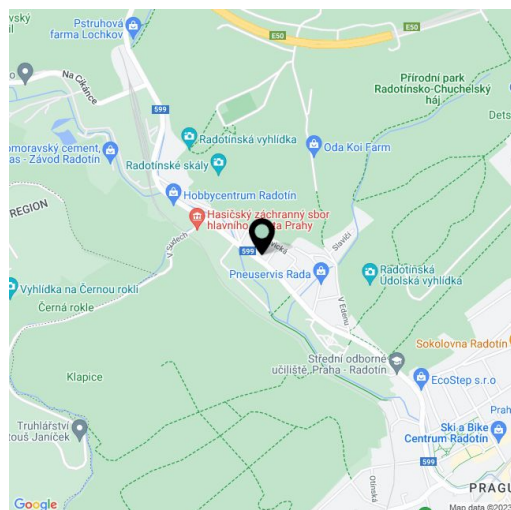
- valid zoning decision
- gross floor area: 1,405 sq. m.
- exceptional and excellently accessible place
- gross floor area with basement, loggias and front gardens: 2,170 sq. m.
- the land is included in the spatial plan in the SV area (generally mixed area)
- the proposed buildings are in accordance with the main use
- assumption of use of existing connections (or construction of new ones)
- sale in the form of an **asset deal**

Property description

- total area of apartments 1,044 sq. m.
- total area of loggias 320 sq. m.
- total area of front gardens 450 sq. m.
- a total of 20 garage spaces, 2 visitor spaces on the property
- triangular plot: 1,679 sq. m.
- easy access via asphalt road, public transport stop nearby
- according to the project, 2 villas with a built-up area of 768 sq. m. will be created
- 3 above-ground floors, 1 underground
- in building A and B, 3 x 1-bedroom apartments, 2 x 2-bedroom apartments, 2 x 3-bedroom apartments
- unit sizes from approx. 56 sq. m. to approx. 135 sq. m.
- all apartments will have **loggias**
- 6 apartments will include a **garden**
- technical facilities and parking in the underground floor

Location

The project will be created in a unique area right on the border of the **Radotínsko-Chuchelský háj nature park and the Český Karst PLA**, and at the same time within **easy reach of full services**. State and private schools and kindergartens,





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shops, restaurants, cafes, a post office, and medical services operate in the district. There is a bus stop right next to the future houses with direct connections to a metro station and the **Anděl** Smíchov center, and there is also a train station nearby, from where you can quickly get to the city center (the **Hlavní nádraží main train station**). By car, you can quickly connect to the **Prague Ring Road**.

