



**Office building**772 m², Prague 4, Krč**€ 3 268 886 | CZK 82 000 000**

Total net leasable area of the building	772 m ²
Terrace	10 m ²
Garage	Yes
Cellar	-
Total gross floor area of the building	946 m ²
Foot print	300 m ²
Plot	352 m ²
Parking	Double garage + garage for one car
PENB	G
Reference number	104943

This corner office building with a unique multi-level two-hundred-meter apartment on the top floor is located in a quiet side street of mainly residential buildings on the border of Krč, Braník and Podolí, not far from the future metro station of line D.

Key investment criteria

- gross floor area 945.9 m²
- **net floor area of the building 772.3 m²**
- **net floor area of office premises 503.6 m² (including loggias)**
- **net floor area of the residential unit 258.3 m²**
- **terrace to the residential unit 10.4 m²**
- 1x spacious double garage, 1x garage for one car
- the building is fully rented for a fixed period
- **current net yield 4.9% p.a.**
- **variable use of the building - the potential of changing offices to apartments**
- near by is under construction, entrance to the metro station of line D
- long-term rental contracts
- PENB class B

Description of the property

- **approval of the building in 2007**
- renovation in 2021–2022 - new interior in the penthouse, new cooling units and heat pumps for the penthouse and office spaces
- excellent technical condition
- elevator installed in 2016
- **office spaces: ground floor - 2nd floor**
- potential for conversion into residential units
- open space
- spaces on the 2nd floor and 3rd floor air-conditioned
- **penthouse: 3rd floor - 4th floor**
- high standard, air conditioning, security entrance door, electric blinds and awnings, fireplace, sauna, terrace (10.4 m²)

Location

- near Budějovická metro station (line C, in the future line D)
- bus stop 160 meters from the house
- easy access by car to the South Junction
- nearby Pankrác Central Park, Braník cycle path, Kunratice forest



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