



## Apartment building

708 m<sup>2</sup>, Pardubice, Pardubice, Havlíčkova

€ 1 534 782 | CZK 38 500 000





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Total gross floor area of the building	1 034 m <sup>2</sup>
Total net leasable area of the building	708 m <sup>2</sup>
Foot print	396 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105058

This terraced apartment building with 10 residential units, 4 garages, and an attic suitable for conversion is located in the center of Pardubice, on a dead-end street near the riverbank, the Main Railway Station, the nicely landscaped Čs. Legií Square, and a commercial and entertainment center.

### Key Investment Criteria

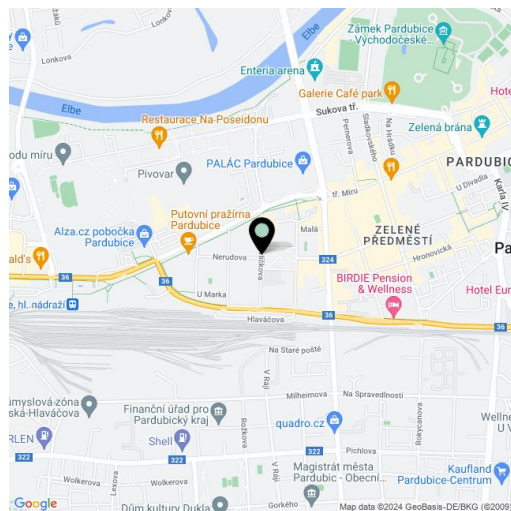
- Very good condition: renovated 15 years ago, regularly maintained
- All units currently occupied
- Current annual yield: CZK 1.275 million
- Net leasable area: 708 m<sup>2</sup>
- Potential to expand leaseable area, available attic
- Parking: 4 garages in the courtyard
- Excellent location
- Public transport stop almost at the doorstep

### Property description

- Brick building from 1940
- Built-up area and courtyard: 396 m<sup>2</sup> (of which the building is 205.7 m<sup>2</sup>)
- Total gross area approx. 1,034 m<sup>2</sup>
- 5 above-ground floors and 1 underground floor, attic
- 2 units per floor
- Plastic windows
- 10 residential units (1+1 and 2+1) with sizes ranging from approximately 55 m<sup>2</sup> to 82 m<sup>2</sup>
- All apartments are furnished (kitchens, bathrooms)
- Dry and cleared basements
- Balconies, terraces
- Central heating
- Internet connection via CETIN
- No elevator, possibility of installation

### Location

This attractive area, located on the border of the Pardubice districts of **Zelené Předměstí** and **Staré Město**, offers everything you need—schools ranging from kindergartens to the University of Pardubice, restaurants and cafes, offices, cultural centers, and shops, including a shopping mall, all in the vicinity. The property is easily accessible via Palackého Avenue, with a trolleybus stop just around the corner. The main train station, located on the First Railway Corridor, is within walking distance. The surroundings are enhanced by well-maintained green spaces, with a **castle park** nearby







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and a **bike path** along the Elbe River.

