





Land

3 020 m², Prague 6, Bubeneč, Papírenská

[Ask for price](#)

| | |
|------------------|----------------------|
| Price per sq. m. | Ask for price |
| Total area | 3 020 m ² |
| Land type | Commercial |
| Reference number | 105117 |

The former Grün factory with a very interesting history and an impressive industrial atmosphere is a complete set of buildings suitable, for example, as stylish offices, studios, business units, or restaurant establishments. Located in an attractive area with a high potential, in a gradually revitalized part of Prague 6 - Bubeneč near Císařský Island and Stromovka Park. A valid building permit has been issued for the property.

Key investment criteria

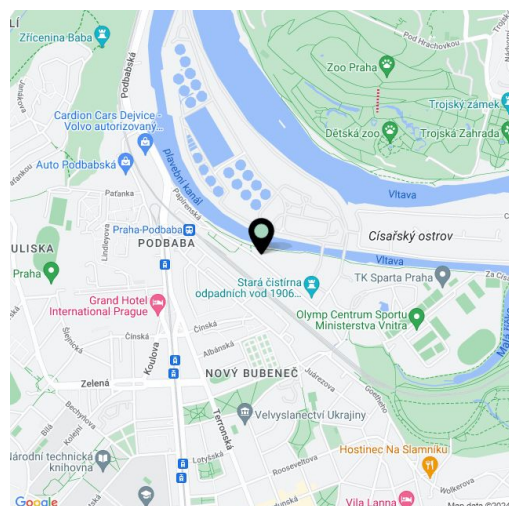
- valid building permit for the reconstruction and completion of the multifunctional area
- total gross floor area 3,465 m² (after completion of all building modifications)
- total leasable area 2,855 m² (after completion of all building modifications)
- 778 m² parking area, 20 parking spaces under a roof structure
- 94 m² loggias and terraces
- exceptional and massively developing location
- breathtaking views of the Troja horizon
- direct connection to public transport
- utility networks on the property

Property description

- building plot 3,020 m² with favorable spatial planning conditions for general mixed construction
- flexible premises, multifunctional area suitable for offices, studios, commercial premises, catering premises
- premises for non-disruptive production are also permissible
- main building from the end of the 19th century (factory founded in 1893), 3 smaller buildings next to it
- in the rear part of the complex, 2 new buildings can be added according to the building permit, centered around the back yard
- a parking area will be as specified in the project, created under the back yard
- dominant structure: original chimney with preserved foundations and flue can be used as an elevator shaft for servicing floors and as a unique experience elevator tower

Location

This developing, originally industrial area is located in the lower part of Bubeneč on the left bank of the Vltava River, rich in mature greenery.





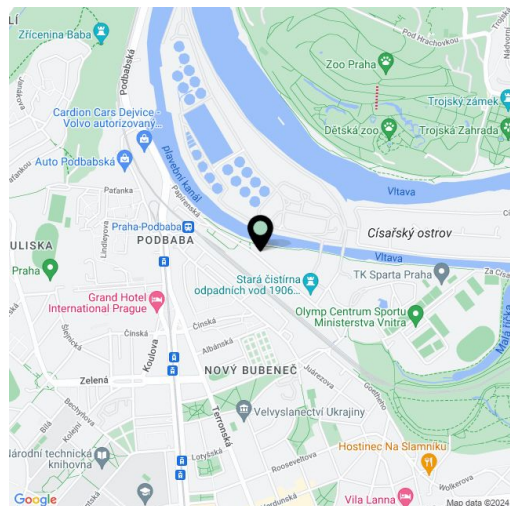
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The sensitively reconstructed and widely visited **Old Wastewater Treatment Plant national cultural monument** is in the vicinity, and a **premium residential project with hundreds of luxury apartments** will be built nearby. The place is very **accessible** by car (approx. 5-minute drive from the exit of a tunnel complex), by train, and by public transport bus, and there is also a tram stop within walking distance. A busy bike path runs through the area. The project will suitably complement this unique location, which is immediately connected to the **Stromovka Royal Nature Reserve**, and will also increase the accessibility of the area for pedestrians and cyclists.





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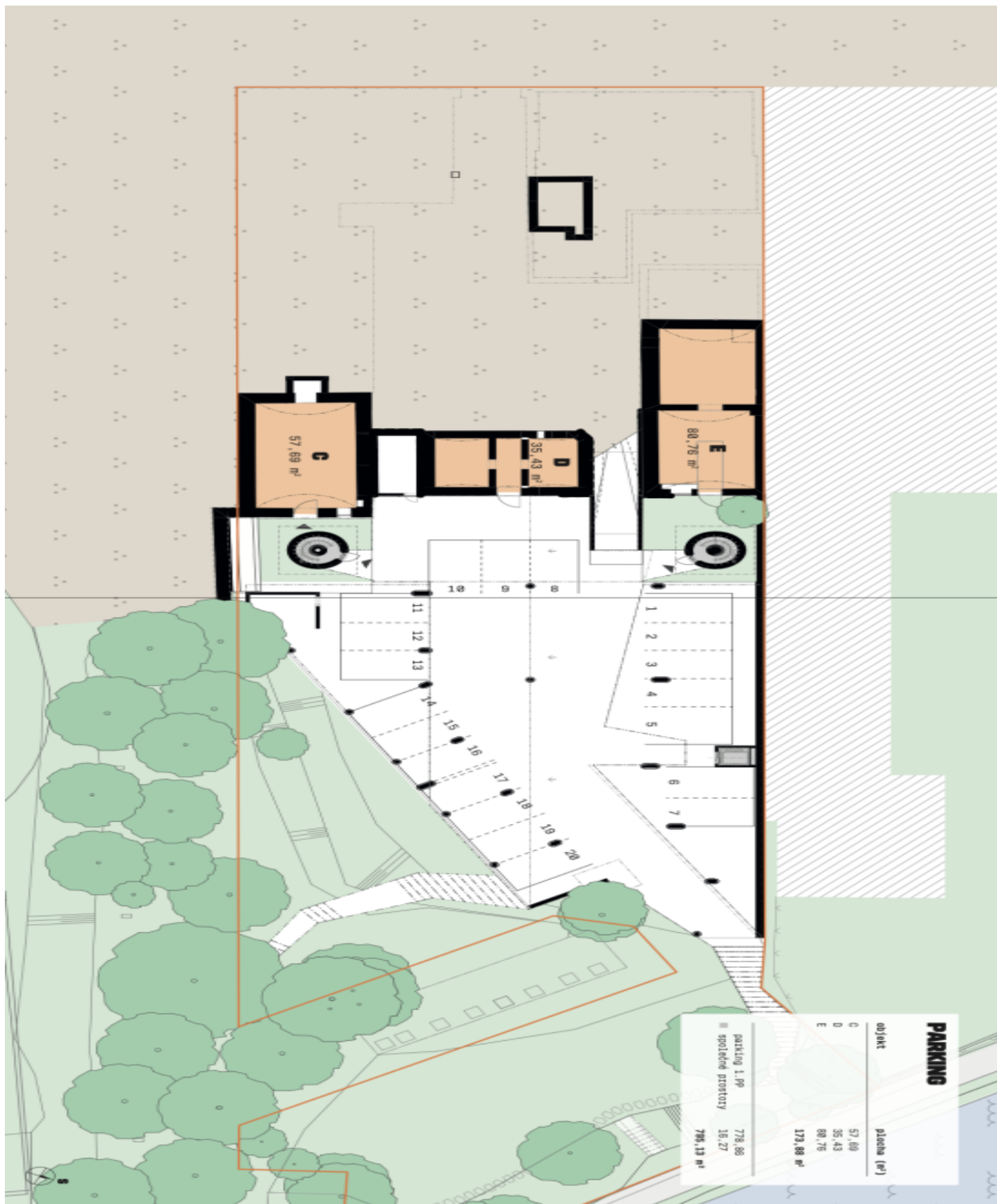




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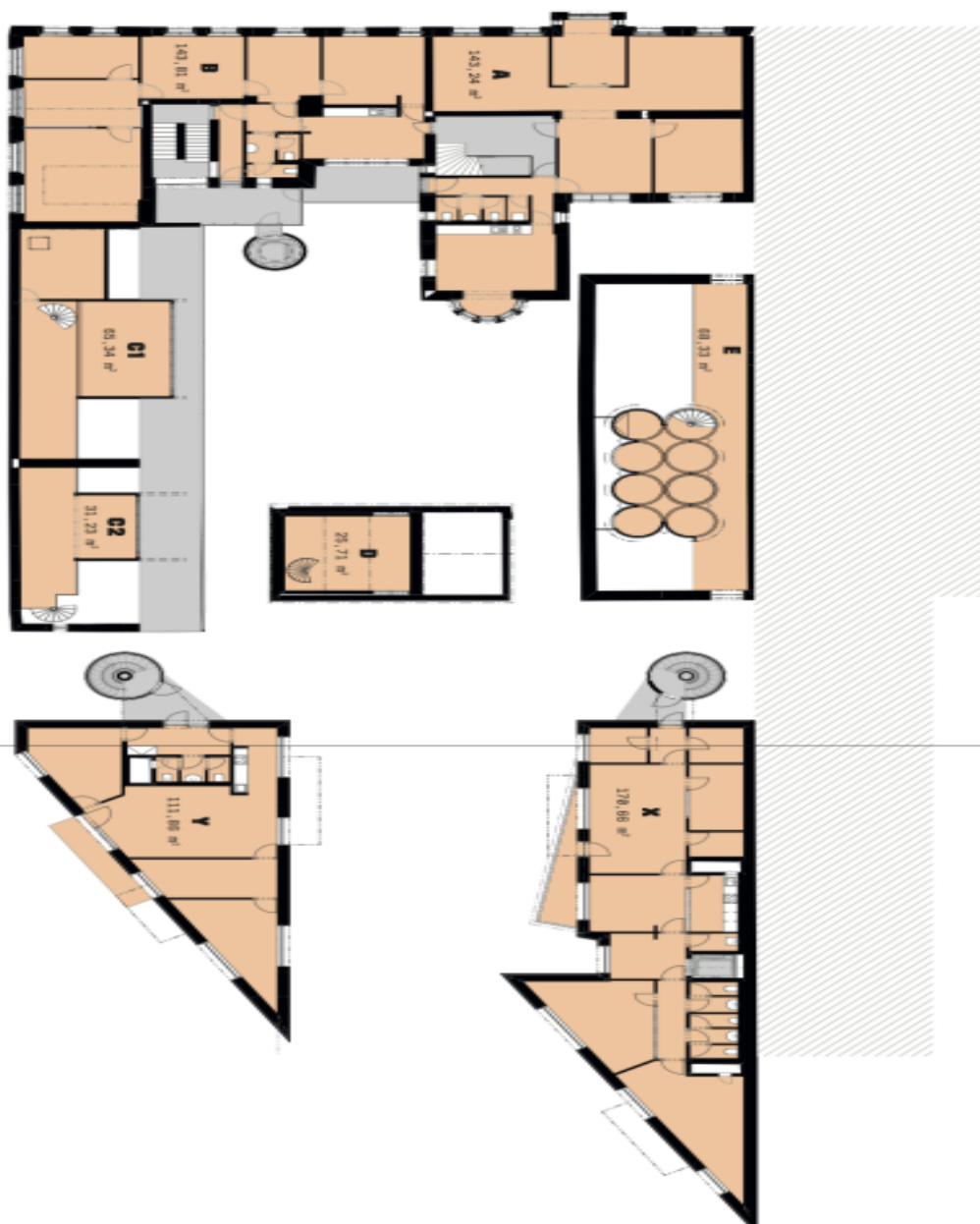




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| 2. NP | |
|-----------------------|--------------------------|
| objekt | plocha (m ²) |
| A | 143,24 |
| B | 143,81 |
| C | 98,57 |
| D | 25,71 |
| E | 68,43 |
| X | 170,66 |
| Y | 111,66 |
| společné prostory | |
| | 92,77 |
| 92,77 m ² | |
| 766,38 m ² | |

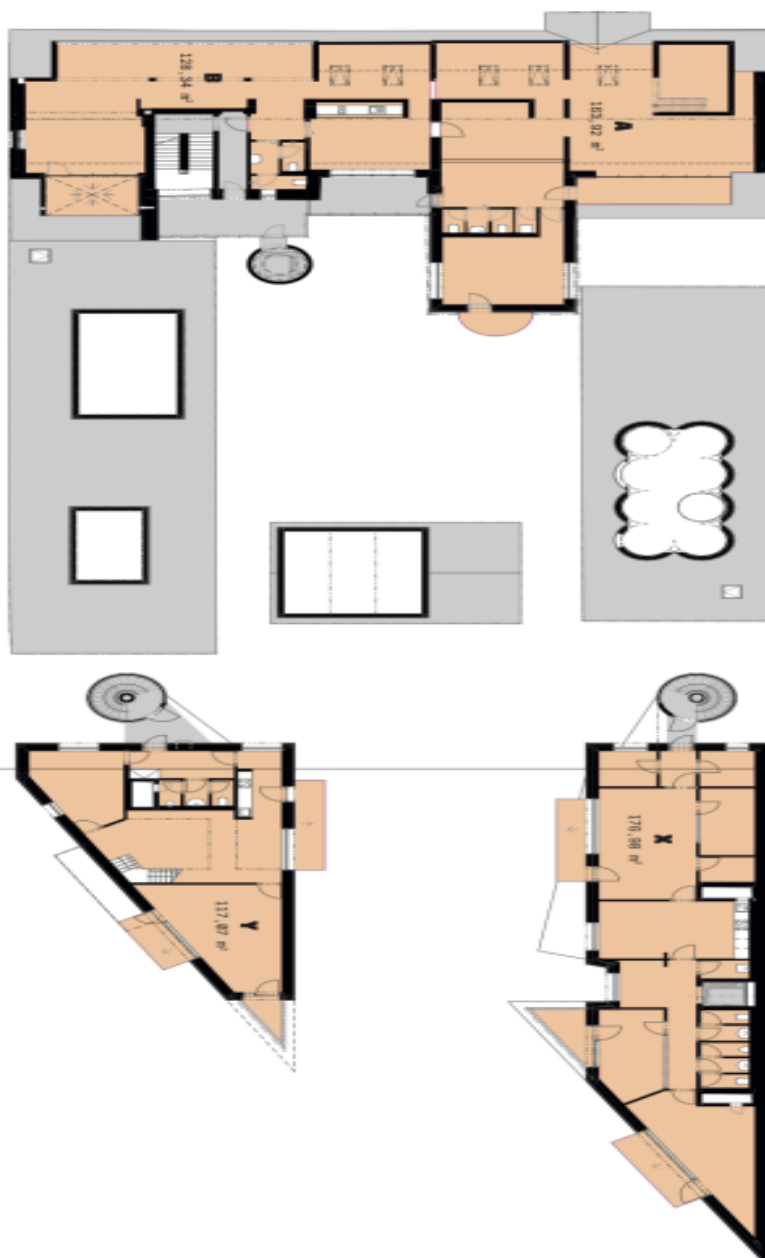




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| 3. NP | |
|-------------------------|--------------------------|
| object | placha (m ²) |
| A | 183,82 |
| B | 128,34 |
| X | 178,88 |
| Y | 117,87 |
| 586,31 m ² | |
| společná prostory 74,18 | |
| 74,18 m ² | |

