



# Apartment building

1533 m<sup>2</sup>, Prague 8, Libeň, Sokolovská

€ 2 790 512 | CZK 70 000 000





## Apartment building

1 533 m<sup>2</sup>, Prague 8, Libeň, Sokolovská

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|   |                                      |
|---|--------------------------------------|
| Total gross floor area of the building  | 2 807 m <sup>2</sup>                 |
| Total net leasable area of the building | 1 533 m <sup>2</sup>                 |
| Plot                                    | 1 253 m <sup>2</sup>                 |
| Foot print                              | 1 253 m <sup>2</sup>                 |
| Parking                                 | Parking is possible in the courtyard |
| Cellar                                  | -                                    |
| PENB                                    | G                                    |
| Reference number                        | 105166                               |

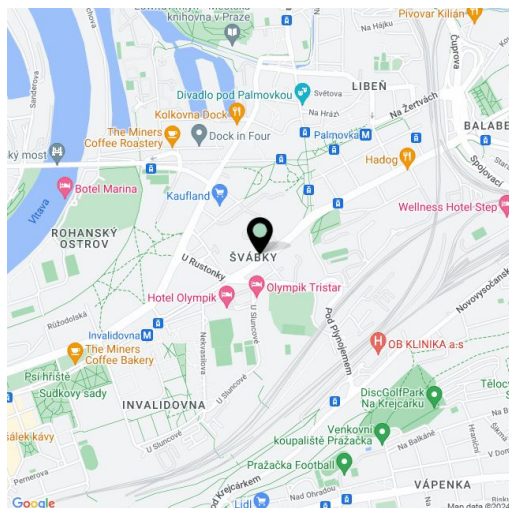
**Sale of an ideal co-ownership share of 17/24 (70.83%) in a set of two apartment buildings from 1910 with the potential of an attic conversion, extensive cellar spaces, and a large plot allowing parking in the courtyard. The group of houses is located right next to a park and the Palmovka metro station, an area that is awaiting an extensive revitalization. Due to the size of the property and the attractive location, the property is suitable for a residential project.**

### Key investment criteria

- sale of ideal co-ownership share 17/24 (70.83%)
- building in a state requiring reconstruction
- current gross floor area of the building 2,807 m<sup>2</sup>
  - current net floor area of residential units 804.83 m<sup>2</sup>
  - current net floor area of studios 166.57 m<sup>2</sup>
  - current net floor area of the restaurant 293.95 m<sup>2</sup>
  - current net floor area of other premises (workshops, garages, warehouses) 267.99 m<sup>2</sup>
  - current floor area of the basement approx. 700 m<sup>2</sup> (not included in the ČPP)
  - potential net floor area of residential units 2,159.7 m<sup>2</sup>
  - potential net floor area of terraces and front gardens 373 m<sup>2</sup>
  - potential net floor area of non-residential premises 300 m<sup>2</sup>
  - potential number of parking spaces - 17 places
- current net annual income from renting units - CZK 2,600,000
- building rented
- park views
- a dynamic location near the **Palmovka metro station**

### Property description

- building from **1910**
- 1 underground and 3 above-ground floors + attic
- original purpose: on the 1st underground and ground floors is meat operation (cooling and aging of meat, processing, shop, and inn), on the 1st floor and above are apartments
- approved as an **apartment building**
- 





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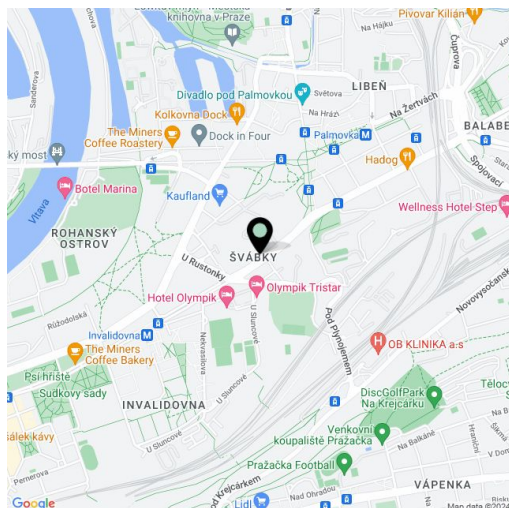
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extensive **basement spaces** (approx. 700 m<sup>2</sup>) with an **architectural study from 2016** for cafes, rehearsal rooms, recording studios, and a cultural center with a club and dance halls

- **attic spaces** (approx. 390 m<sup>2</sup>) with the possibility of extension
- currently without an elevator, the possibility of its installation
- gas heating
- the building is not listed, but located in a listed area

### Location

- gradually modernized district of Prague 8 - Libeň with a **complete infrastructure**
- tram stop right next to the building (less than 10 minutes to the city center) by the **Palmovka metro station**
- in the immediate vicinity of a kindergarten and elementary school, shops, restaurants, post office
- **Galerie Harfa** shopping and entertainment center and the multi-purpose **O2 arena Prague** are within a short driving distance
- many **sports fields** and **parks** in the vicinity, **bike path along Rokytka Stream**



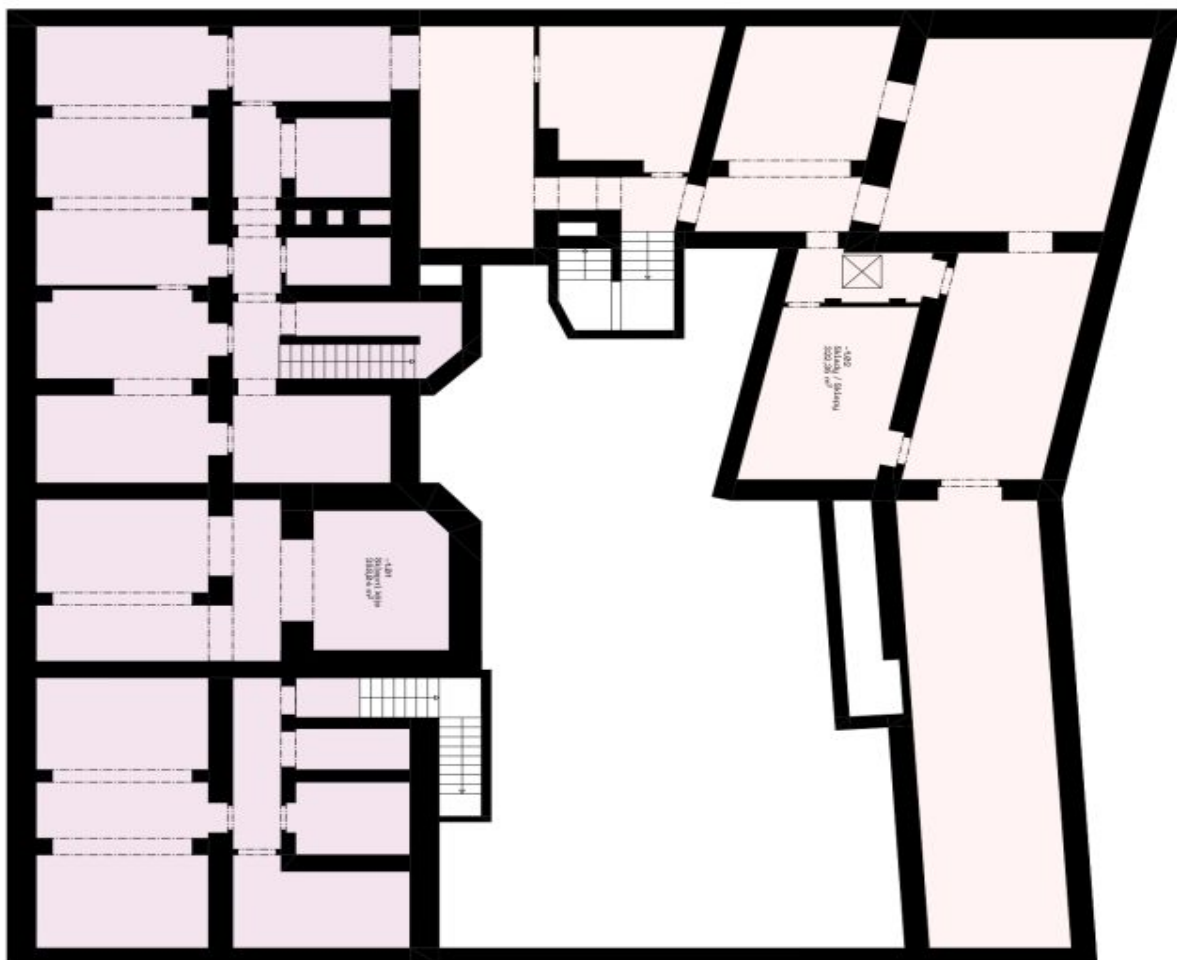


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1.PP – Stávající stav

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| Tabulka místností 1.PP – Stávající |                  |                          |
|------------------------------------|------------------|--------------------------|
| Číslo                              | Zedroba          | Plocha (m <sup>2</sup> ) |
| -101                               | Spatní kóje      | 388,04                   |
| -102                               | Spatný / Spal... | 322,36                   |

|                |                         |
|----------------|-------------------------|
| název projektu | Sokolovská 457/127      |
| Investor       | Svoboda & Williams      |
| výkres         | 1.PP Stávající stav     |
| fáze projektu  | studie                  |
| autor          | Ing. arch. David Hladík |
| datum          | 09.09.2024              |
| formát         | 2 x A4                  |
| měřítko        | 4:50                    |
| čísl. výkresu  | 3                       |



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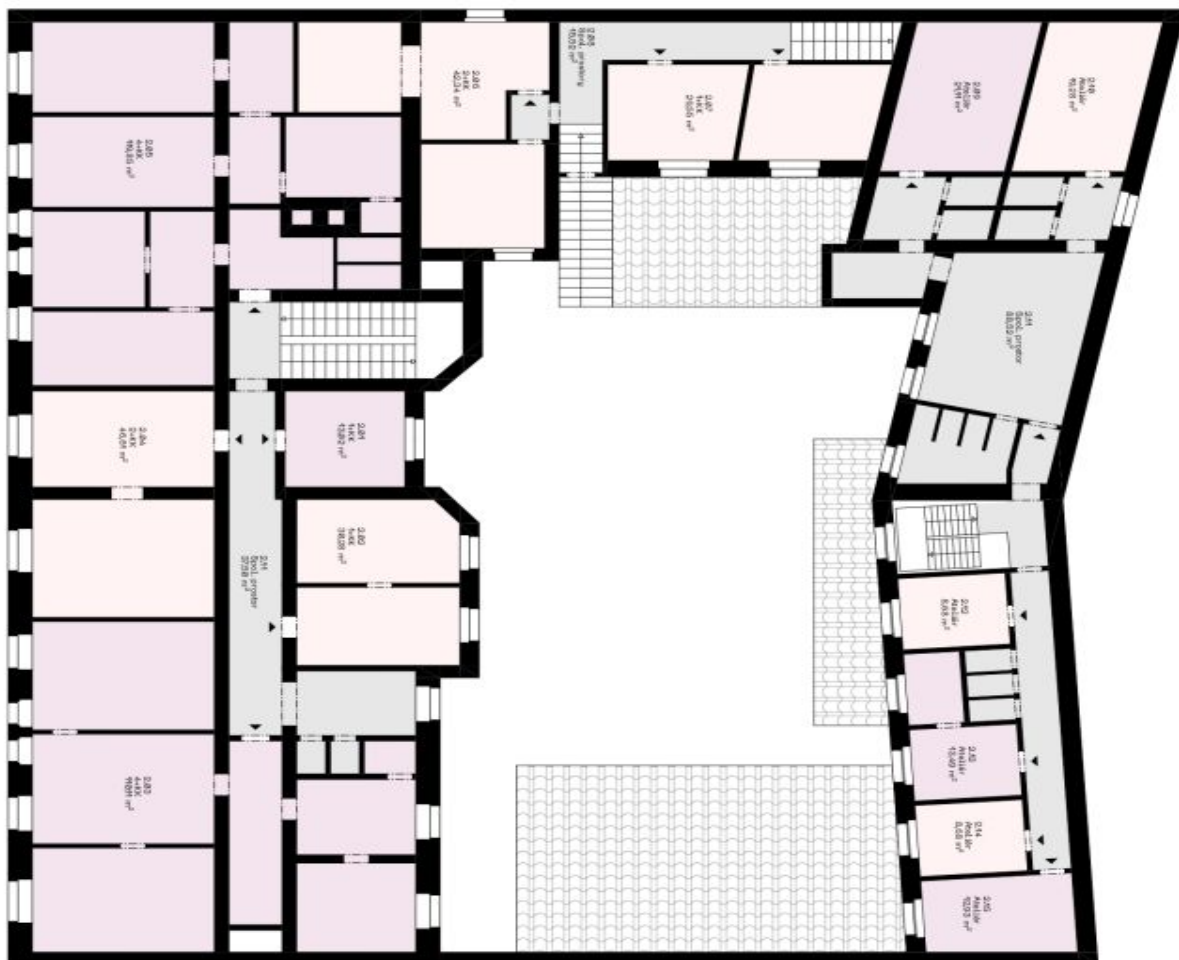
| Tabulka místností 1.NP - Stavající |              |                          |
|------------------------------------|--------------|--------------------------|
| Číslo                              | Jednotka     | Plocha (m <sup>2</sup> ) |
| 1.01                               | Restaurace   | 44,57                    |
| 1.02                               | Restaurace   | 152,38                   |
| 1.03                               | 2+KK         | 44,77                    |
| 1.04                               | Sklad_1      | 145,88                   |
| 1.05                               | Dlana_1      | 38,79                    |
| 1.06                               | Dlana_2      | 49,72                    |
| 1.07                               | Spol.prostor | 33,82                    |
| 1.08                               | Autolár      | 22,98                    |
| 1.09                               | Autolár      | 22,42                    |
| 1.10                               | Autolár      | 37,00                    |
| 1.11                               | Garže_1      | 35,00                    |
| 1.12                               | Garže_2      | 36,40                    |



|                |                         |
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| měřítko        | 1:150, 1:1              |
| číslo výkresu  | 4                       |



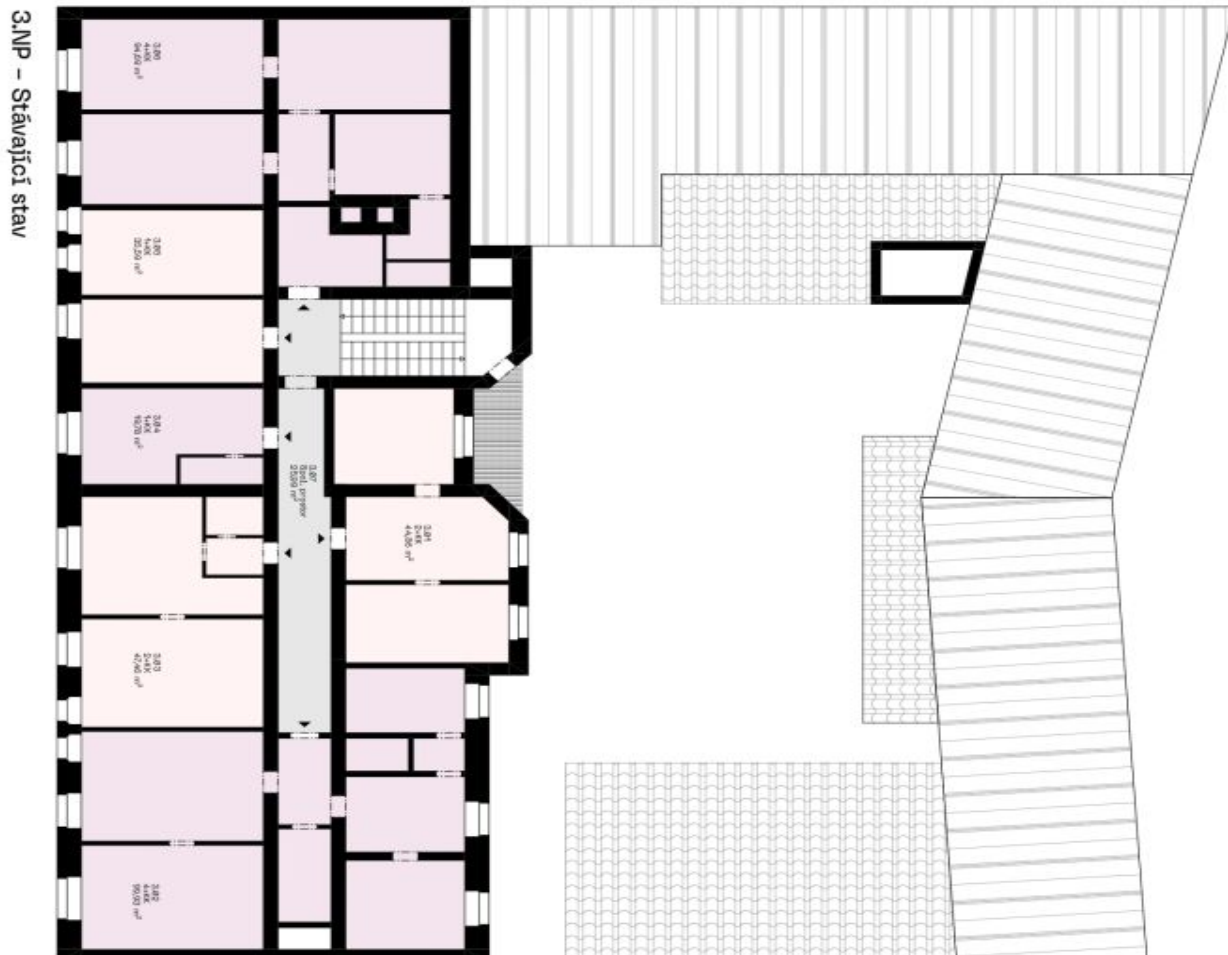
2.NP – Stávající stav

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| Tabulka místností 1.NP – Stávající |              |
|------------------------------------|--------------|
| Číslo                              | Jednotka     |
| 1,01                               | Restaurace   |
| 1,02                               | Restaurace   |
| 1,03                               | 2+KK         |
| 1,04                               | Sklad_1      |
| 1,05                               | Dlana_1      |
| 1,06                               | Dlana_2      |
| 1,07                               | Spol.prostor |
| 1,08                               | Autolár      |
| 1,09                               | Autolár      |
| 1,10                               | Autolár      |
| 1,11                               | Garže_1      |
| 1,12                               | Garže_2      |



|                |                         |
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| výkres         | 2.NP Stávající stav     |
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| autor          | Ing. arch. David Hladík |
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| mřítko         | 4:150, 1:1              |
| číslo výkresu  | 5                       |



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| Tabulka místností 3.NP – Stávající |               |                          |
|------------------------------------|---------------|--------------------------|
| Ostře                              | Jednotka      | Plocha (m <sup>2</sup> ) |
| 3.01                               | 2+KK          | 44,85                    |
| 3.02                               | 4+KK          | 99,93                    |
| 3.03                               | 2+KK          | 47,46                    |
| 3.04                               | 4+KK          | 49,78                    |
| 3.05                               | 4+KK          | 35,59                    |
| 3.06                               | 4+KK          | 94,69                    |
| 3.07                               | Spol. prostor | 25,99                    |

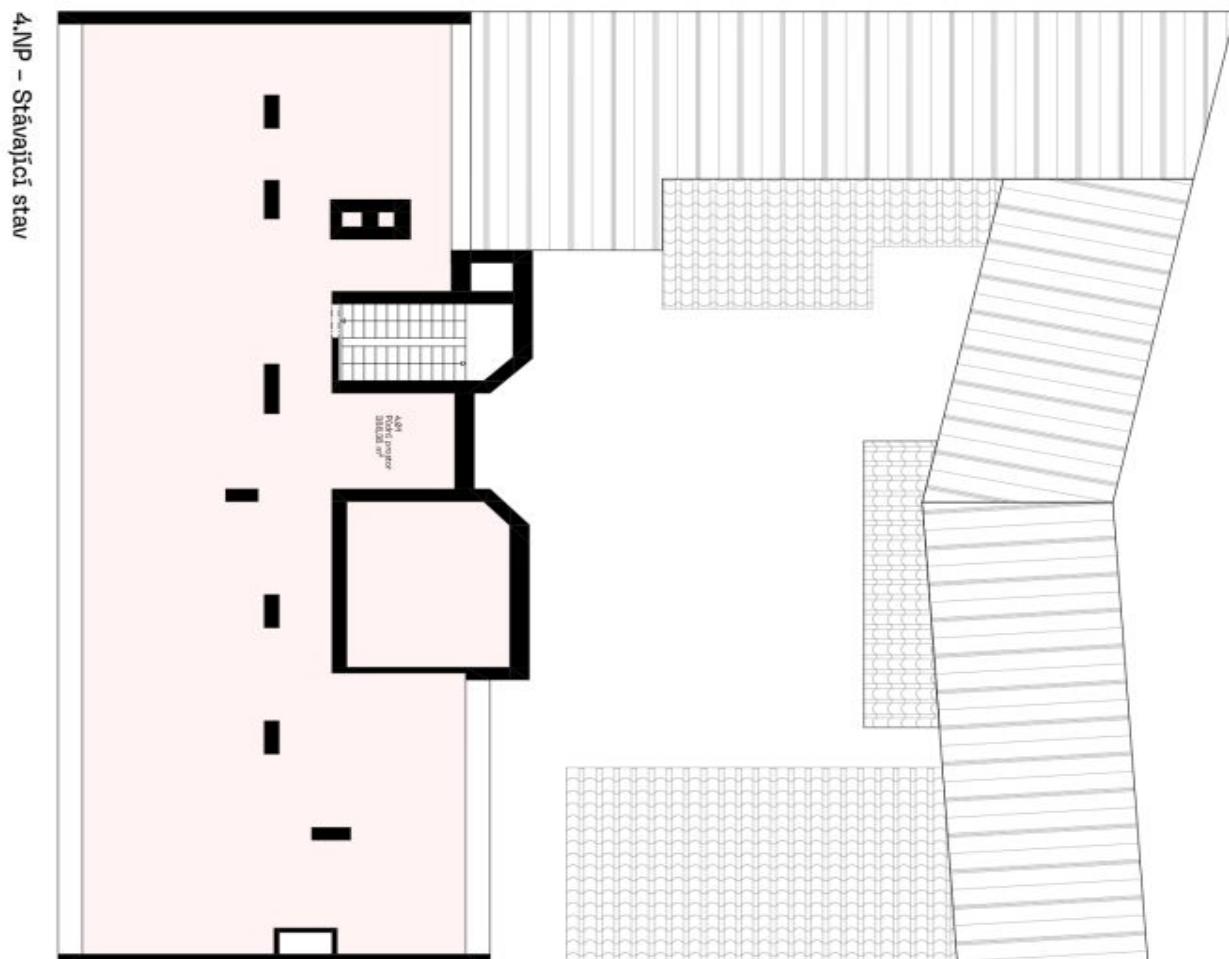
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| měřitlo        | 4:1, 4:50               |
| číslo výkresu  | 6                       |



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|                                   |                 |
|-----------------------------------|-----------------|
| Tabulka měřností 4.NP – Stávající |                 |
| Číslo                             | Zachovka        |
| 4.01                              | Plocha prostoru |
|                                   | 385,38          |

|                |                         |
|----------------|-------------------------|
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| výkres         | 4.NP Stávající stav     |
| fáze projektu  | studie                  |
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| datum          | 09.09.2024              |
| formát         | 2 x A4                  |
| měřitlo        | 4:150, 1:1              |
| číslo výkresu  | 7                       |

