



# Apartment building

€ 2 786 624 | CZK 70 000 000

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





## Apartment building

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

€ 2 786 624 | CZK 70 000 000

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

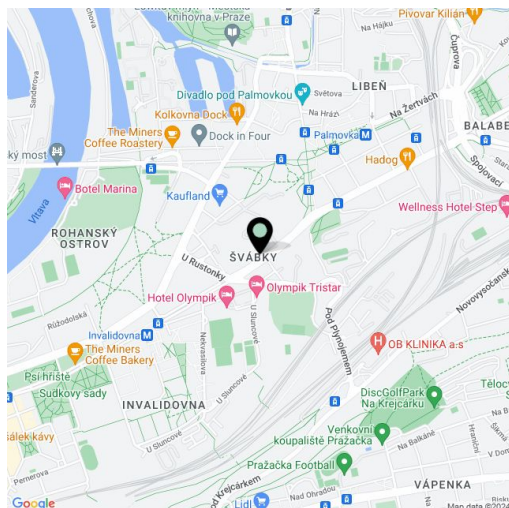
**Sale of an ideal co-ownership share of 17/24 (70.83%) in a set of two apartment buildings from 1910 with the potential of an attic conversion, extensive cellar spaces, and a large plot allowing parking in the courtyard. The group of houses is located right next to a park and the Palmovka metro station, 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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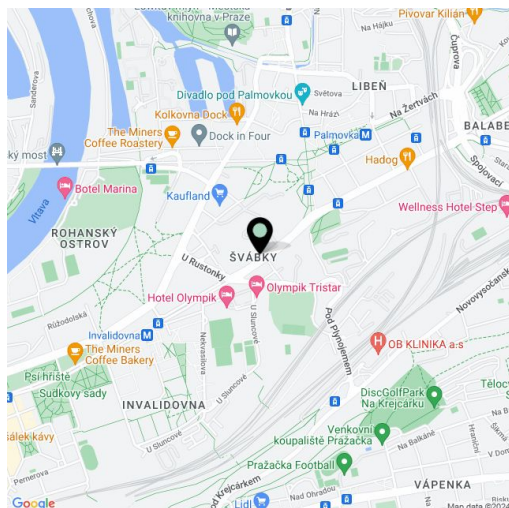
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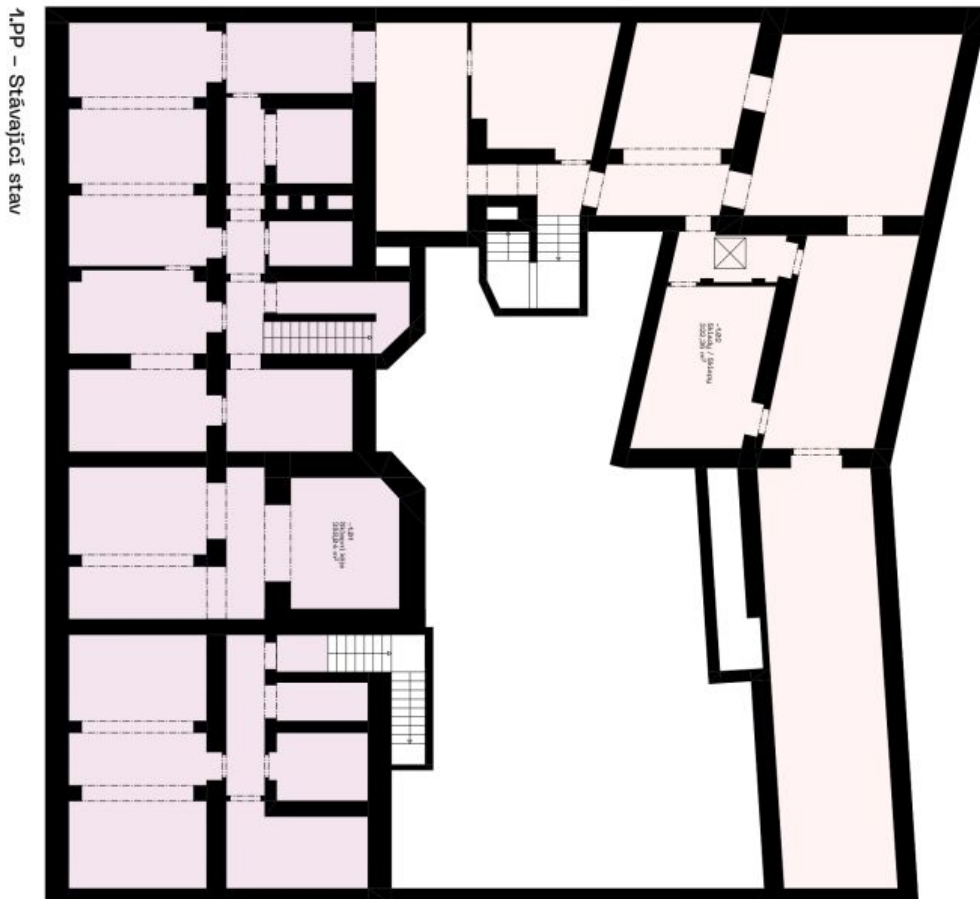
extensive **basement spaces** (approx. 700 m<sup>2</sup>) with an **architectural study from 2016** for cafes, rehearsal rooms, recording studios, and a cultural center with a club and dance halls

- **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**

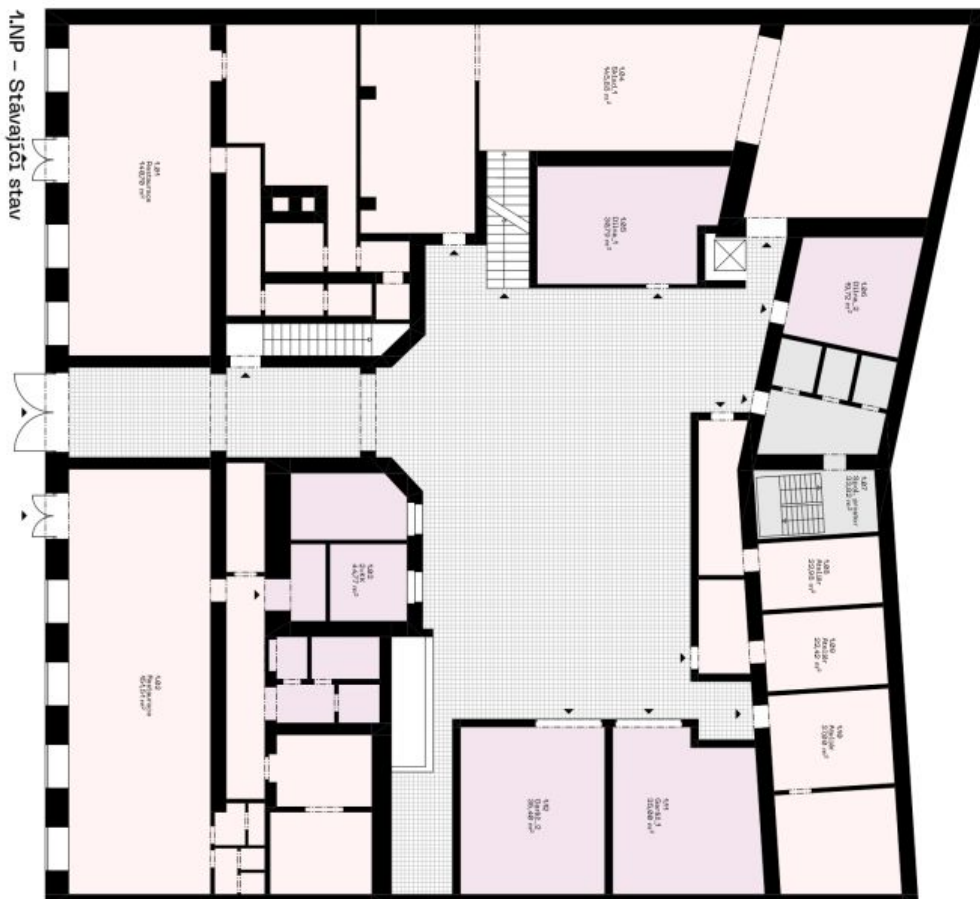




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Tabulka místností 1.ppp – Stávající		
Otálo	Jednotka	Plocha (m <sup>2</sup> )
-401	Slepnutí kóje	388,044
-402	Slepnutí / Sala...	392,316

název projektu	Sokolovská 45/1427
Investor	Svoboda & Williams
výkres	1.ppp Stávající stav
fáze projektu	studie
autor	Ing. arch. David Hladík
datum	09.09.2024
formát	2 x A4
mřížko	4x50
číselník	3

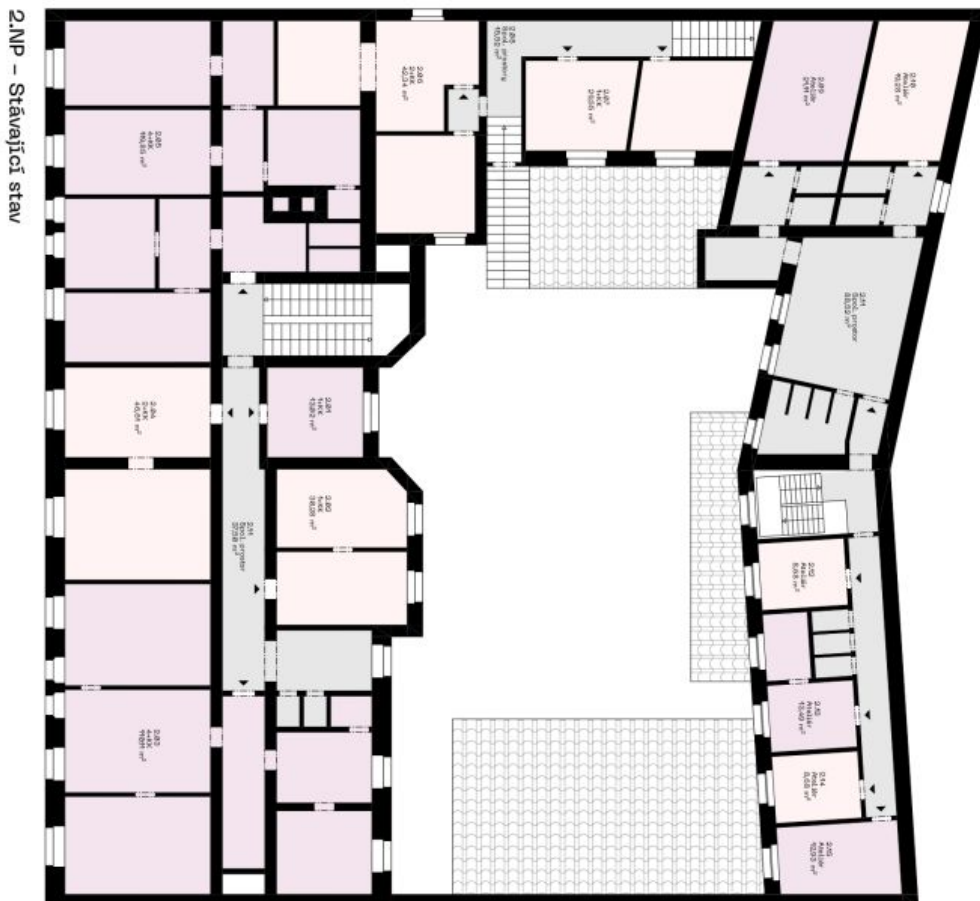
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Tabulka místností 1NP – Stávající

Číslo	Jednotka	Plocha (m <sup>2</sup> )
101	Restaurace	144,57
102	Restaurace	452,38
103	2+KK	44,77
104	Společ.	145,88
105	Dlina_1	38,79
106	Dlina_2	19,72
107	Společ. prostor	33,82
108	Realiz.	22,98
109	Realiz.	22,42
110	Realiz.	37,00
111	Garáž_1	35,00
112	Garáž_2	35,40



název projektu	Sokolovská 45/1427
investor	Svoboda & Williams
výkres	1NP Stávající stav
fáze projektu	studie
autor	Ing. arch. David Hladík
datum	09.09.2024
formát	2 x A4
mřížko	4:150, 4:1
číslo výkresu	4



2.NP – Stávající stav

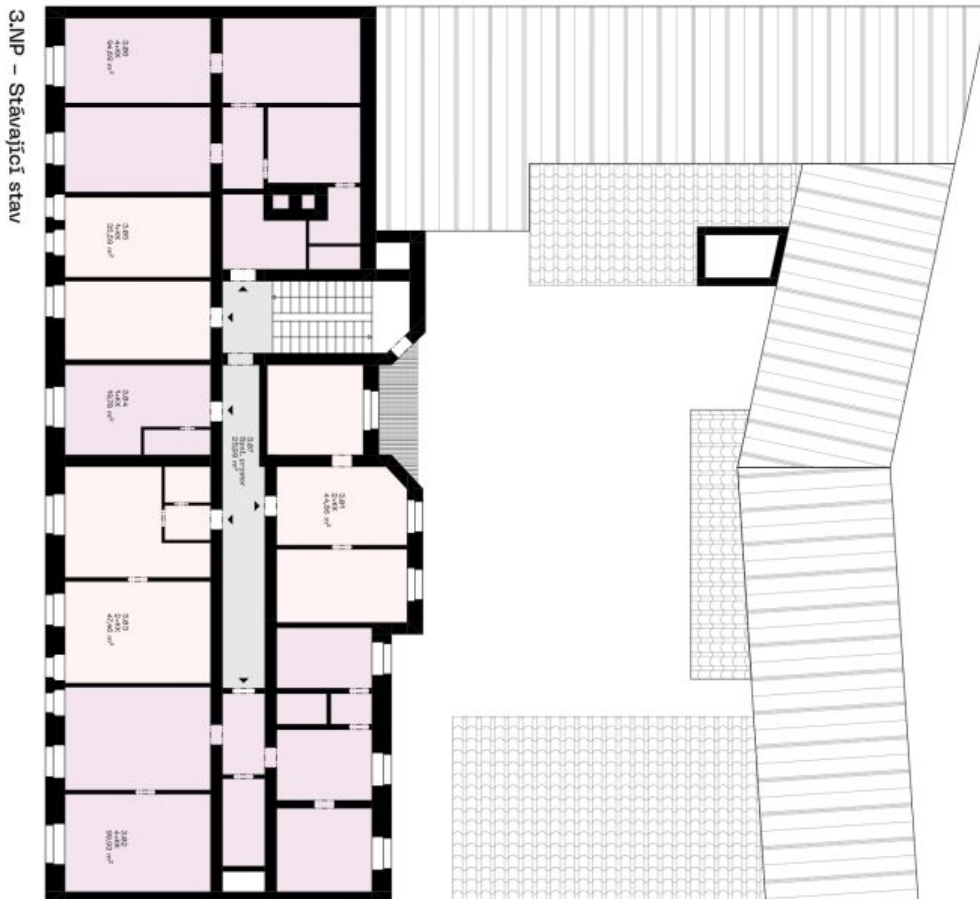
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Tabulka místností 2.NP – Stávající

Číslo	Jednotka	Plocha (m <sup>2</sup> )
101	Restaurace	144,57
102	Restaurace	492,38
103	2+KK	44,77
104	Střed.1	145,88
105	Dlina_1	38,79
106	Dlina_2	19,72
107	Spol. prostor	33,82
108	Realiz.	22,98
109	Realiz.	22,42
110	Realiz.	37,00
111	Garáž_1	35,00
112	Garáž_2	35,40



název projektu	Sokolovská 45/1427
Investor	Svoboda & Williams
výkres	2.NP Stávající stav
fáze projektu	studie
autor	Ing. arch. David Hlaváček
datum	09.09.2024
formát	2 x A4
mřížtko	4:150, 4:1
číslo výkresu	5



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Tabulka místností 3.NP – stávající

Číslo	Jednotka	Plocha (m <sup>2</sup> )
3.01	2+KK	44,66
3.02	4+KK	96,93
3.03	2+KK	47,46
3.04	4+KK	19,78
3.05	4+KK	36,59
3.06	4+KK	94,69
3.07	Spol. prostor	26,99



název projektu  
Sokolovská 45/127

Investor  
Svoboda & Williams

výkres  
3.NP Stavající stav

fáze projektu  
studie

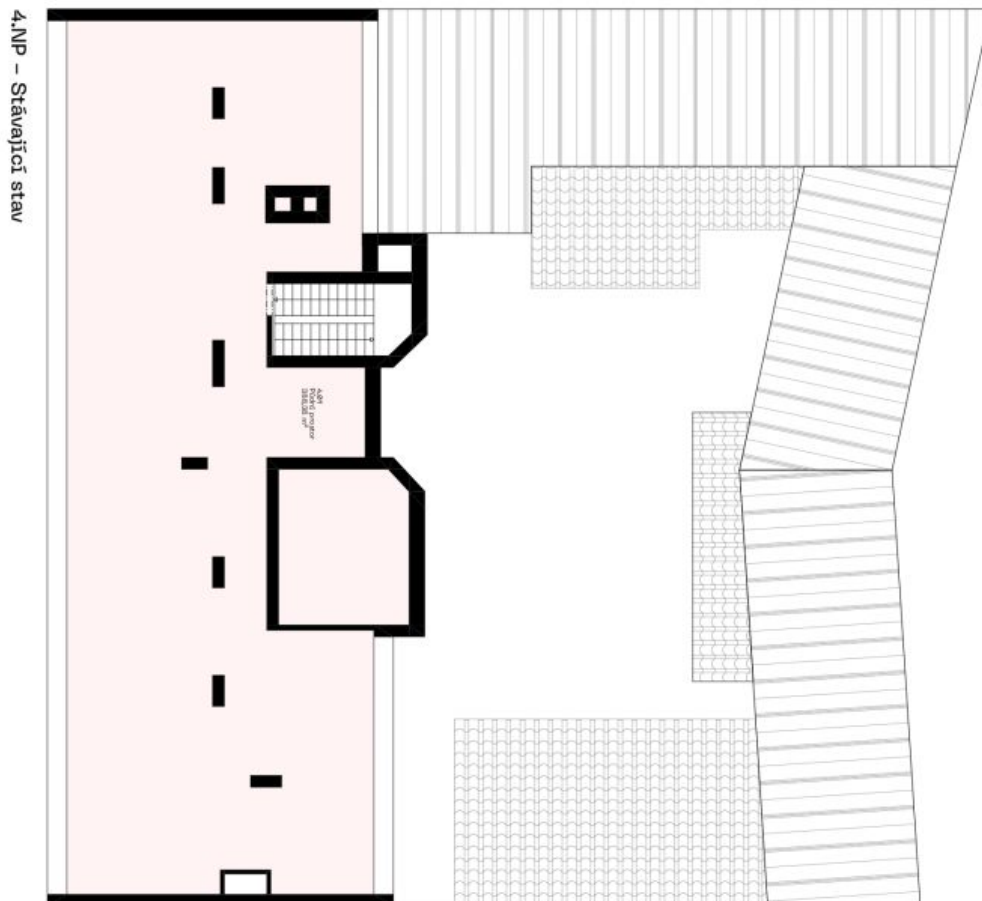
autor  
Ing. arch. David Hladík

datum  
09.09.2024

formát  
2 x A4

mřížko  
41, 4150

číslo výkresu  
6



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Tabulka měřenosti 4.NP - Stávající	
Číslo	Jednotka
4.01	Plocha prostoru
	308,38

název projektu	Sokolovská 45/1427
investor	Svoboda & Williams
výkres	4.NP Stávající stav
stádium	fáze projektu
autor	Ing. arch. David Hladík
datum	09.09.2024
formát	2 x A4
mřížko	4:150, 4:1
číslo výkresu	7