



Office building

2 855 m², Prague 6, Bubeneč, Papírenská

Ask for price





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Total net leasable area of the building	2 855 m ²
Cellar	-
Total gross floor area of the building	3 465 m ²
Plot	3 020 m ²
Parking	Twenty parking spaces
PENB	G
Reference number	105753

A former Grün factory with a very interesting history and an impressive industrial genius loci. A complete set of buildings suitable for example for stylish offices, studios, business units or gastro establishments is located in an attractive location with high potential, in the gradually revitalized area of Prague 6 - Bubeneč near Císařské ostrov and Stromovka. A valid building permit has been issued for the property.

Key investment criteria

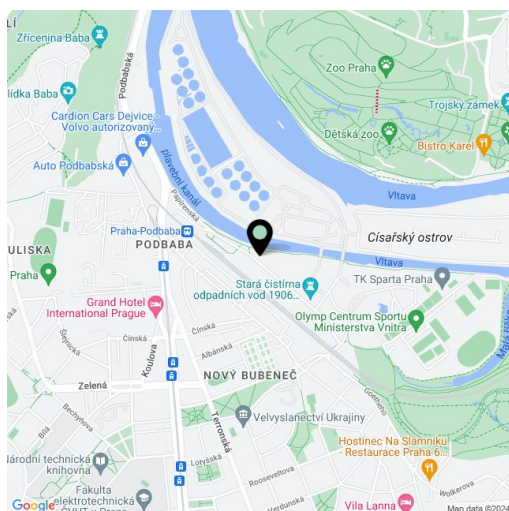
- valid building permit for the reconstruction and completion of the multifunctional area
- total gross floor area **3,465 m²** (after completion of all building modifications)
- total leasable area **2,855 m²** (after completion of all building modifications)
- 778 m² parking area, **20 parking spaces** under a roof structure
- 94 m² loggias and terraces
- exceptional and massively developing location
- breathtaking view of the Trojan horizon
- direct connection to public transport
- capacity 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 according to the building permit created, centered around the back yard
- a parking area shall be as specified in the project created under the back yard
- the dominant structure of the 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

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





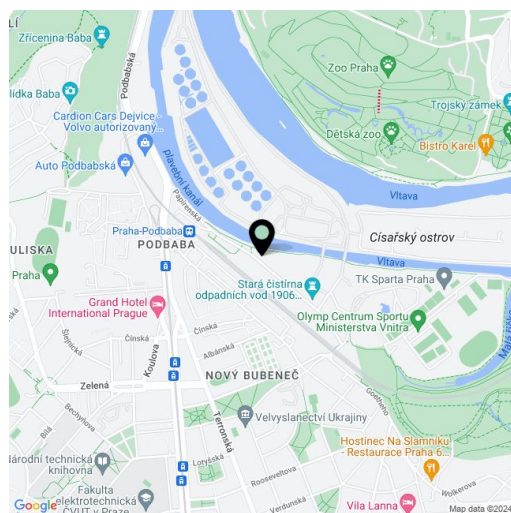
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neighborhood stands the sensitively reconstructed and widely visited **national cultural monument Old Wastewater Treatment Plant**, nearby will be a **premium residential project with hundreds of luxury apartments**. The place is very **accessible** by car (approx. 5 minutes drive from the exit of the tunnel complex), by train and by public transport bus, there is also a tram stop within walking distance, and a busy cycle path runs around 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.

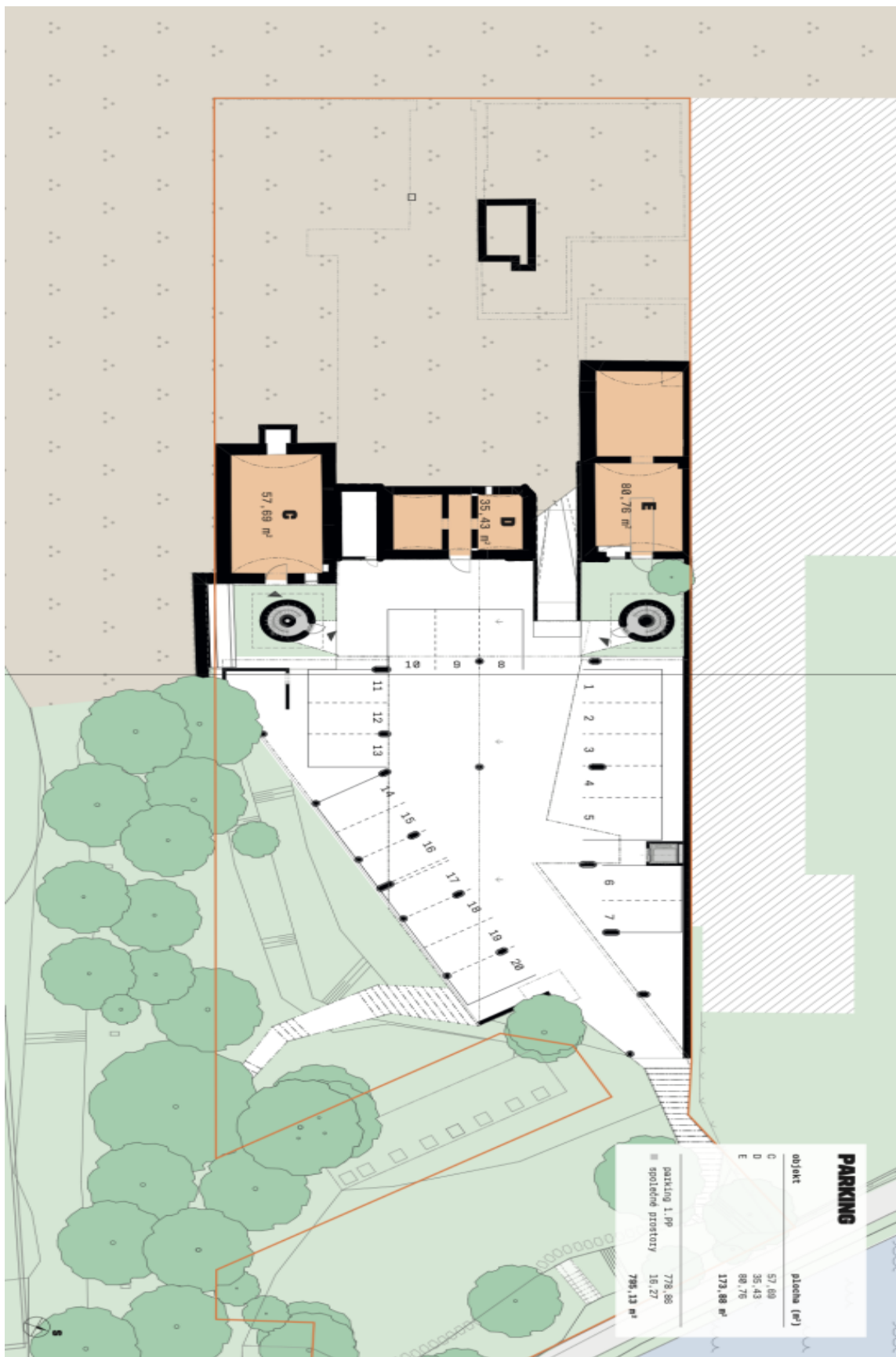




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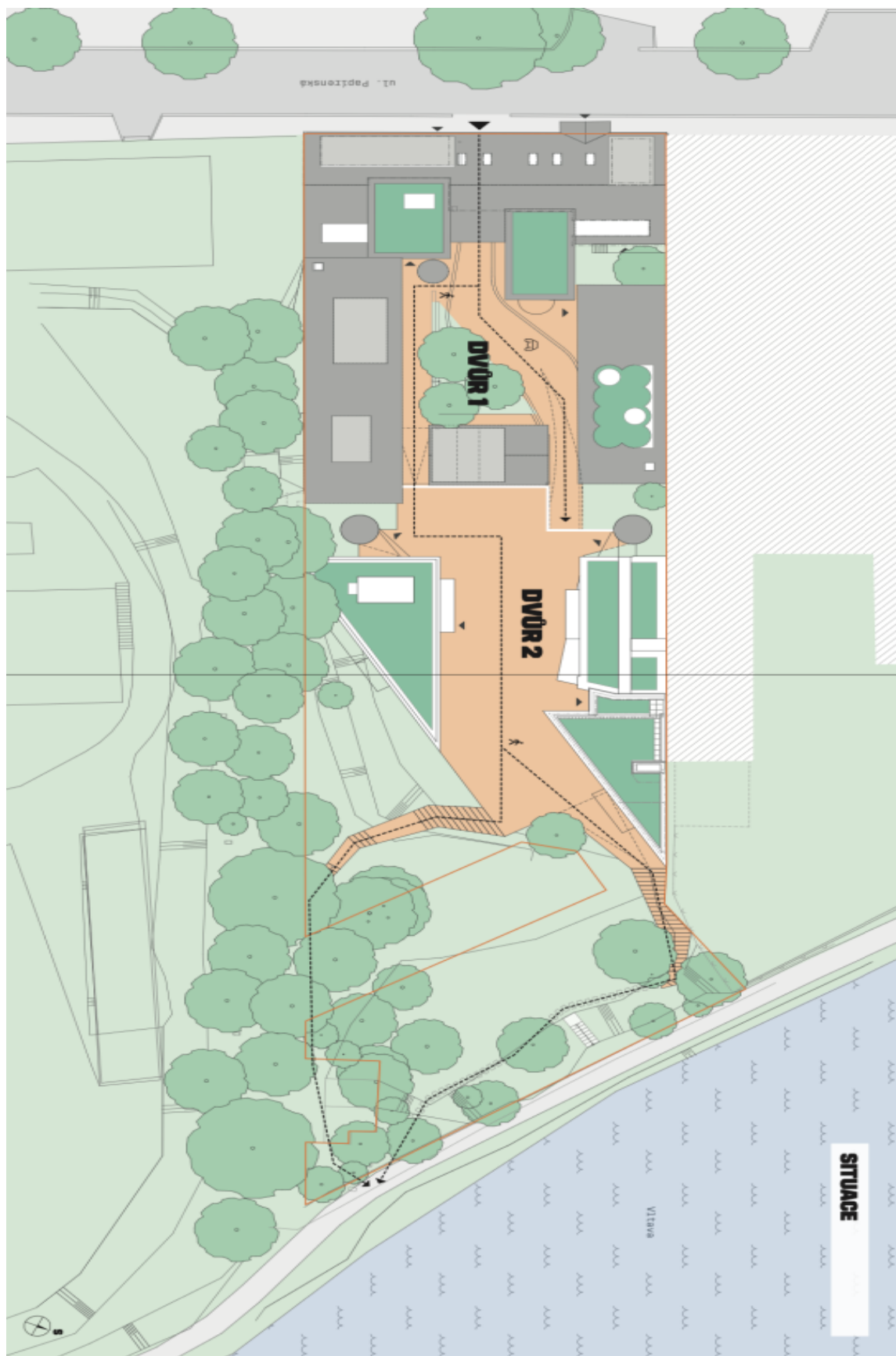




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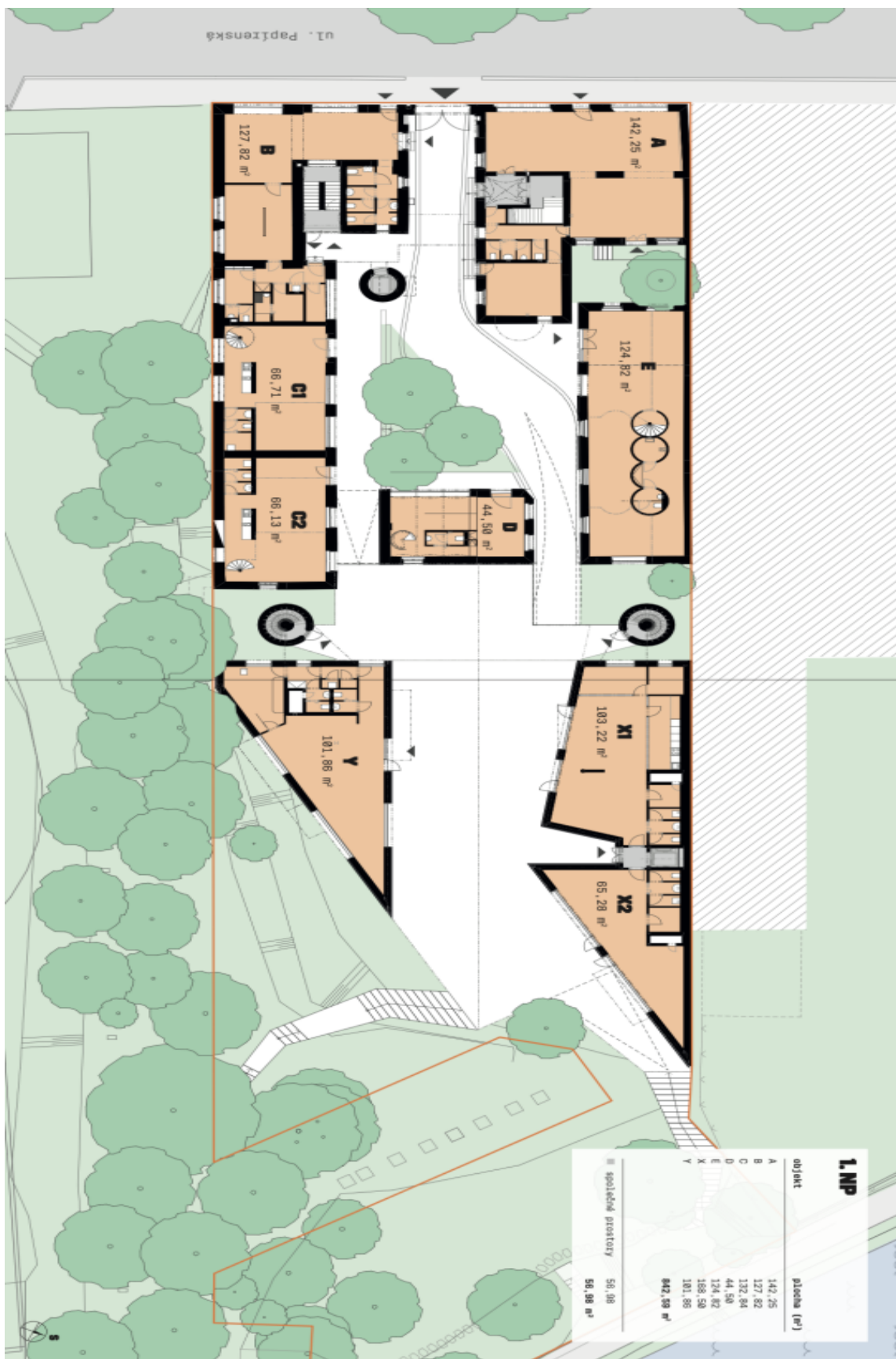




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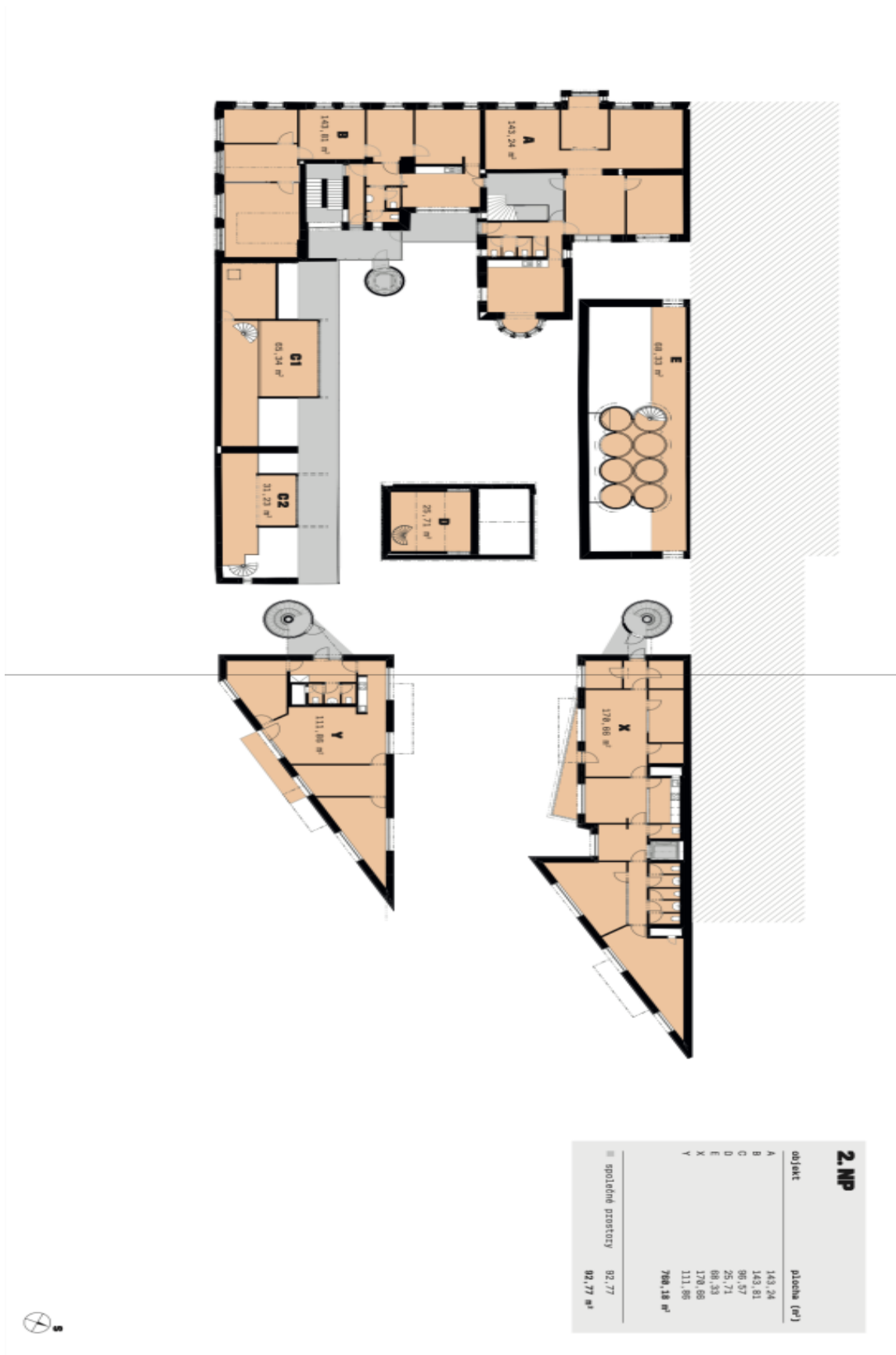




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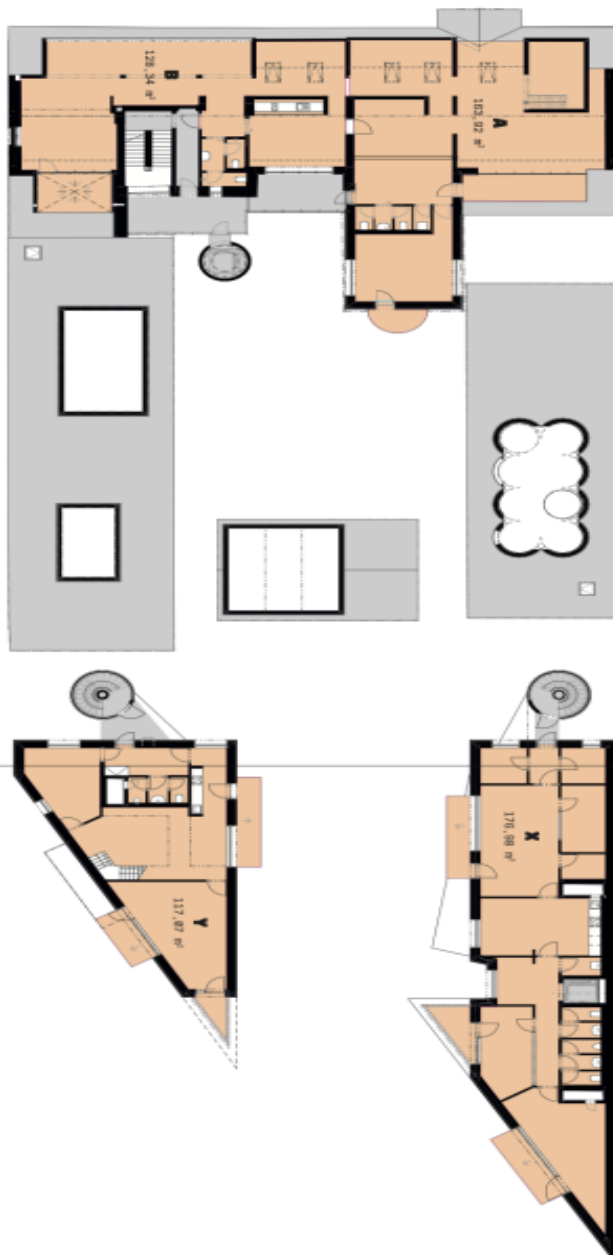




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3. NP	
objekt	plocha (m ²)
A	153,92
B	128,34
X	179,99
Y	117,87
	586,31 m ²
společná prostory	
	74,18
	74,18 m ²

