



## Apartment building

559 m<sup>2</sup>, Praha-západ, Řevnice, Náplavní

€ 494 267 | CZK 12 500 000



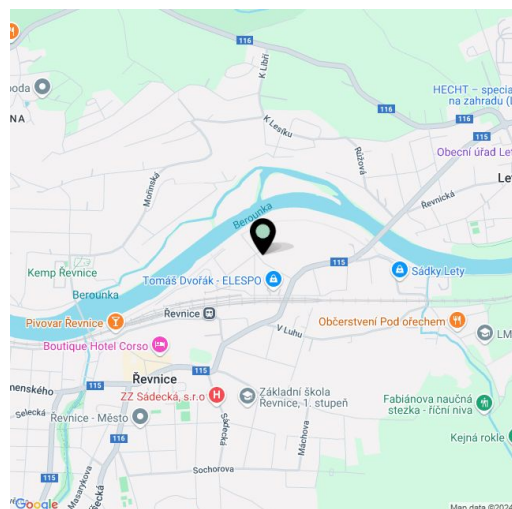


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Total gross floor area of the building	791 m <sup>2</sup>
Total net leasable area of the building	559 m <sup>2</sup>
Plot	984 m <sup>2</sup>
Foot print	284 m <sup>2</sup>
Parking	8 garage spaces + 4 outdoor spaces
Garage	Yes
Cellar	-
PENB	G
Reference number	106285



This large plot of land with a building permit for a house containing 3 duplex residential units, 2 attic studios, two-level office spaces and a garage is located in an attractive and highly accessible location in a quiet part of the town of Řevnice, close to the cycle path and the Berounka river, approx. 30 minutes' drive from the center of Prague.

### Key investment criteria

- valid building permit for a **three-storey house** (ground floor, first floor and attic)
- gross usable area **790.5 m<sup>2</sup>**
- net usable area of the apartments **297 m<sup>2</sup>**
- net usable area of semi-residential units **262 m<sup>2</sup>**
- **underground parking for 8 cars**, outdoor parking for **4 cars**
- the building permit also included a project for connection to the sewerage and water supply; the connection to the sewage system will be made by the city in the near future
- electricity at the property boundary
- thanks to the opposite unstopable area with **3 springs**, the preservation of the **peaceful and intimate atmosphere** is guaranteed
- **excellent accessibility of Prague**
- sale in the form of a **share deal**

### Description of the property

- the house will consist of two separate masses with a rectangular floor plan covered with **gable roofs**, the parts will be connected by a central outdoor staircase
- each residential unit will contain 3 living rooms (always with a minimum area of at least 14.3 m<sup>2</sup>)
- the total area of each studio is 69.9 m<sup>2</sup> (with sloping ceilings), the countable area with a height of at least 2.3 m is 51 m<sup>2</sup>
- duplex office with reception on the ground floor
- 2 terraces, one **east** with a view of **Brdy**, the other is **west-facing** towards the **Berounka river**
- designed aluminum or wood-aluminum windows with triple glazing
- facade in light gray color
- corrugated gray sheet roofing
- heating with a heat pump (air-water) connected to the **PV plant** with the possibility of **battery storage** of excess electricity.

### Location





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The plot of land is located on the outskirts of Řevnice, an approx. 7-minute walk from the railway station, from which there are **frequent and fast train connections to Prague**. Kindergartens and elementary schools, an art high school, **private kindergartens, sports clubs**, cafes and restaurants, shops, a **cinema**, and medical services operate in the city. The location of the romantic **Berounka River** between the **Český karst protected area** and Hřebeň nature park together with the nearby **Brdy Hills** allows for a wide range of hikes and bike rides, and **water sports** are also popular here. Advantages also include quick access to Prague via the D4 highway or alternative bypass routes, and it is easy to connect to the Prague Ring Road. During normal traffic hours, it is possible to reach the city center in about 30 minutes.

Usable area 790.5 m<sup>2</sup>, built-up area 283.8 m<sup>2</sup>, garden 700.2 m<sup>2</sup>, plot 984 m<sup>2</sup>.

