



# Apartment building

Sold

695 m<sup>2</sup>, Nymburk, Poděbrady, nám. T.G.Masaryka





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Total gross floor area of the building	695 m <sup>2</sup>
Total net leasable area of the building	695 m <sup>2</sup>
Plot	551 m <sup>2</sup>
Foot print	270 m <sup>2</sup>
Parking	Garage for 2 cars
Garage	Yes
Cellar	Yes
PENB	G
Reference number	24389

**Exclusive opportunity to buy a unique villa from 1914, built in a geometrical Art-Nouveau style designed by the renowned Czech architect Josef Fanta and registered as a national heritage building. The villa consists of 5 residential units, a basement with wine cellar, and a double garage; it also has an attractive, well-kept garden. The property is located in a beautiful location on the border of Lázeňský Park, just a few-minutes' walk from the main square, Poděbrady Chateau, and the Elbe River.**

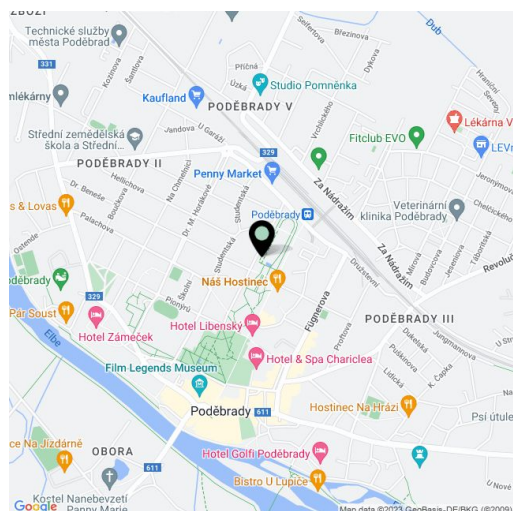
The villa has five floors, including the basement and the attic. The ground floor and the first floor both feature 2 residential units with an identical layout, with the possibility of interconnection by the already existing door. On the second floor is a newly created studio apartment, which can be further expanded by adding an additional attic floor. The basement consists of storage space and a wine cellar.

The interior and exterior of the house is in a well-maintained condition. **Two of the original units have undergone a recent complete renovation**, preserving all the original features. Facilities include wood parquet floors, large windows with wooden casings, large-format and mosaic tiles; in renovated apartments also modern, fully equipped kitchens and new bathrooms. All units have central gas heating.

The villa is for sale together with the **project of the construction of an adjacent cafe**, architecturally matching the original house. The project suggests the creation of a single-story building with a main space for guests, conservatory, guest bathroom, facilities for staff, and a storage space. Preliminary approval from the Building Authority and the National Heritage Institute has already occurred.

**Highly attractive location in the center of Poděbrady**, with many beautiful parks and a wide range of services. In the immediate vicinity you can find a kindergarten and elementary school, high school, cafes, restaurants, museums and galleries. Across the river you can find a large equestrian club. Excellent transport links - bus station and train station within walking distance.

Usable area 695 m<sup>2</sup>, built-up area 270 m<sup>2</sup>, plot 551 m<sup>2</sup>.

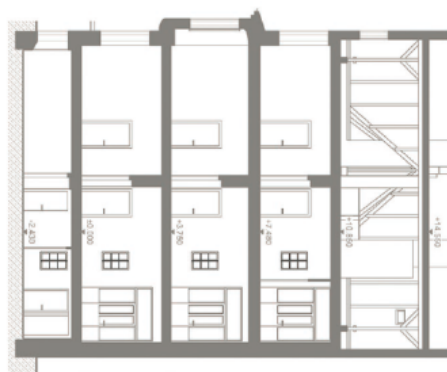
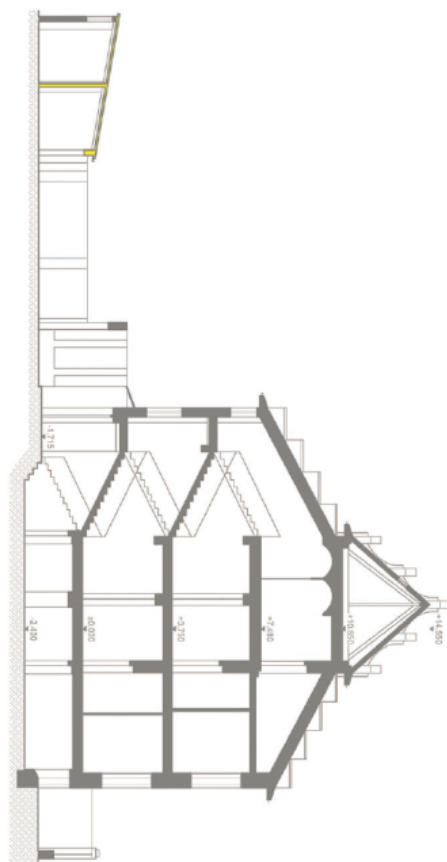
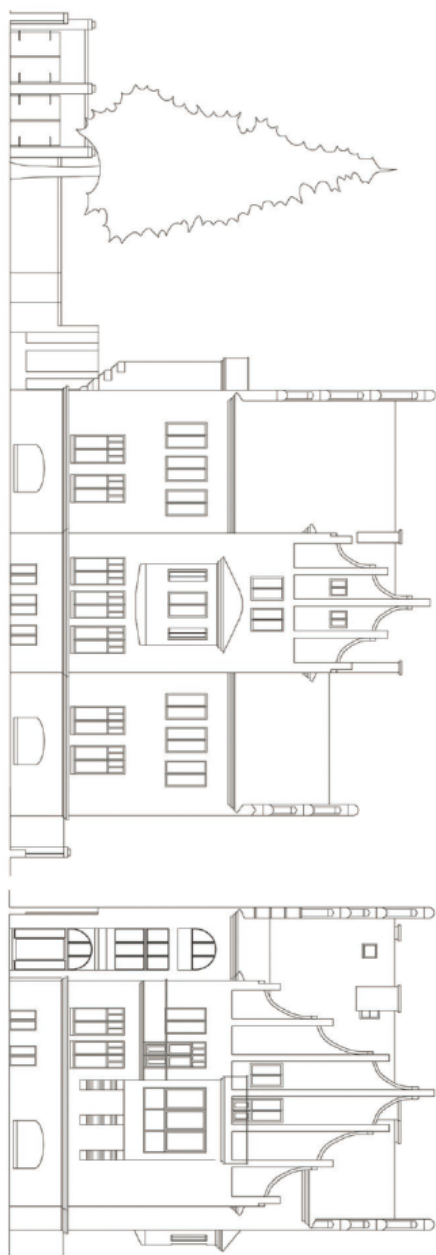




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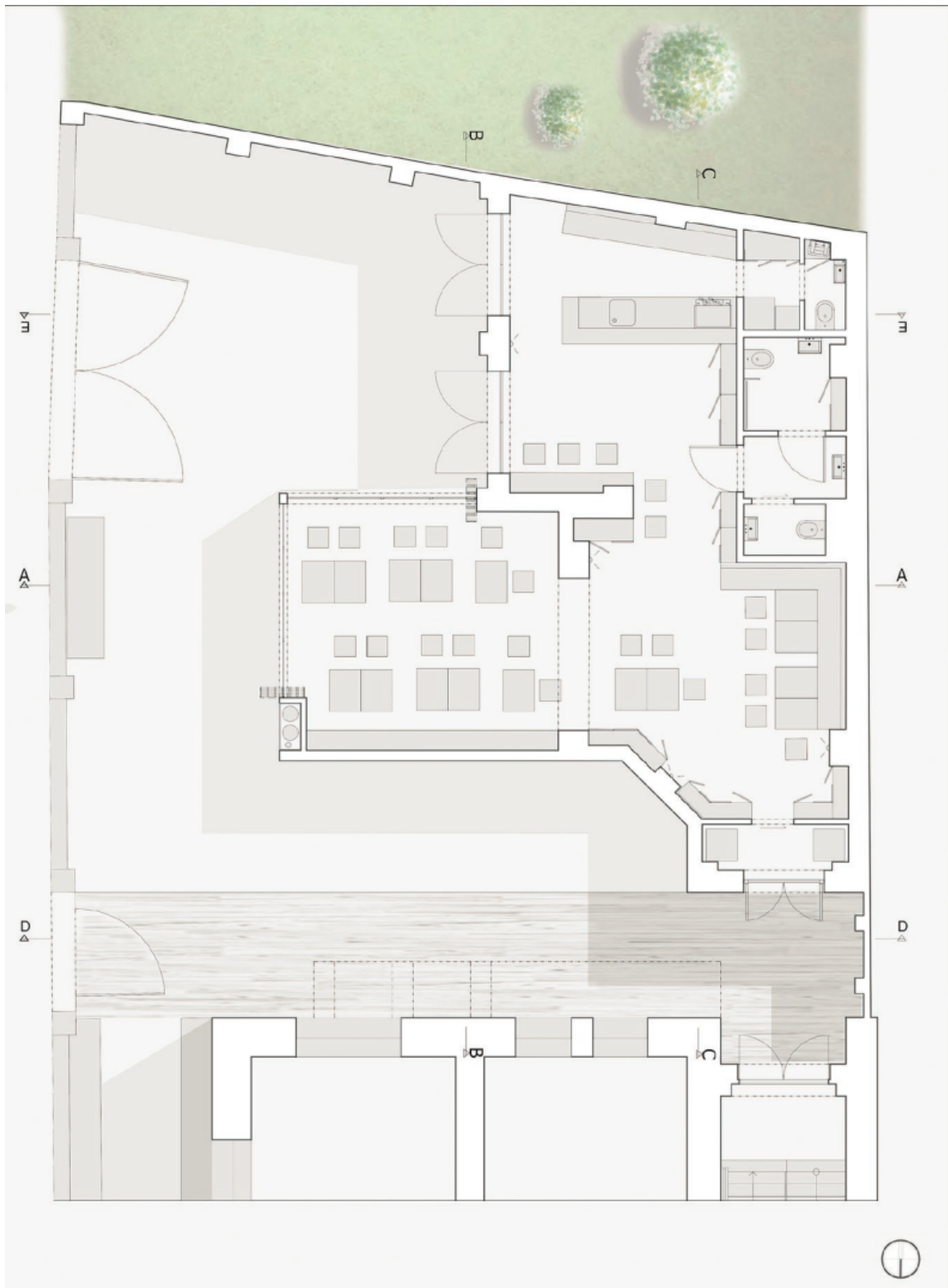




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