



Apartment building

2 789 m², Prague 5, Smíchov

Sold





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Total gross floor area of the building	2 789 m ²
Total net leasable area of the building	2 789 m ²
Plot	493 m ²
Foot print	493 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	24726

This apartment building, suitable for a complete reconstruction, is located in an attractive residential area just a few steps from the Mrázovka park and within walking distance of the shopping, entertainment and business center in Anděl, including bus and tram stops and a metro station.

The building consists of one underground and six aboveground floors, including an unused attic, with a net floor area of **2 198 m²**. The new usable area according to the project will be **2 237 m²**. One of the advantages is the possibility of buying the house together with the adjacent building - there is a project suggesting the joining and renovation of both buildings, creating a hotel of 85-90 rooms. Changing the project to the construction of small flats is also an option. **Building permit is valid until 2018.**

The apartment building is situated in a desirable location with many popular parks and excellent amenities in the immediate vicinity. Good transport links, including easy connection to the Prague ring road (Pražský okruh).

Gross usable area of each floor:

1st underground floor - 345 m²

ground floor - 408 m²

1st floor - 408 m²

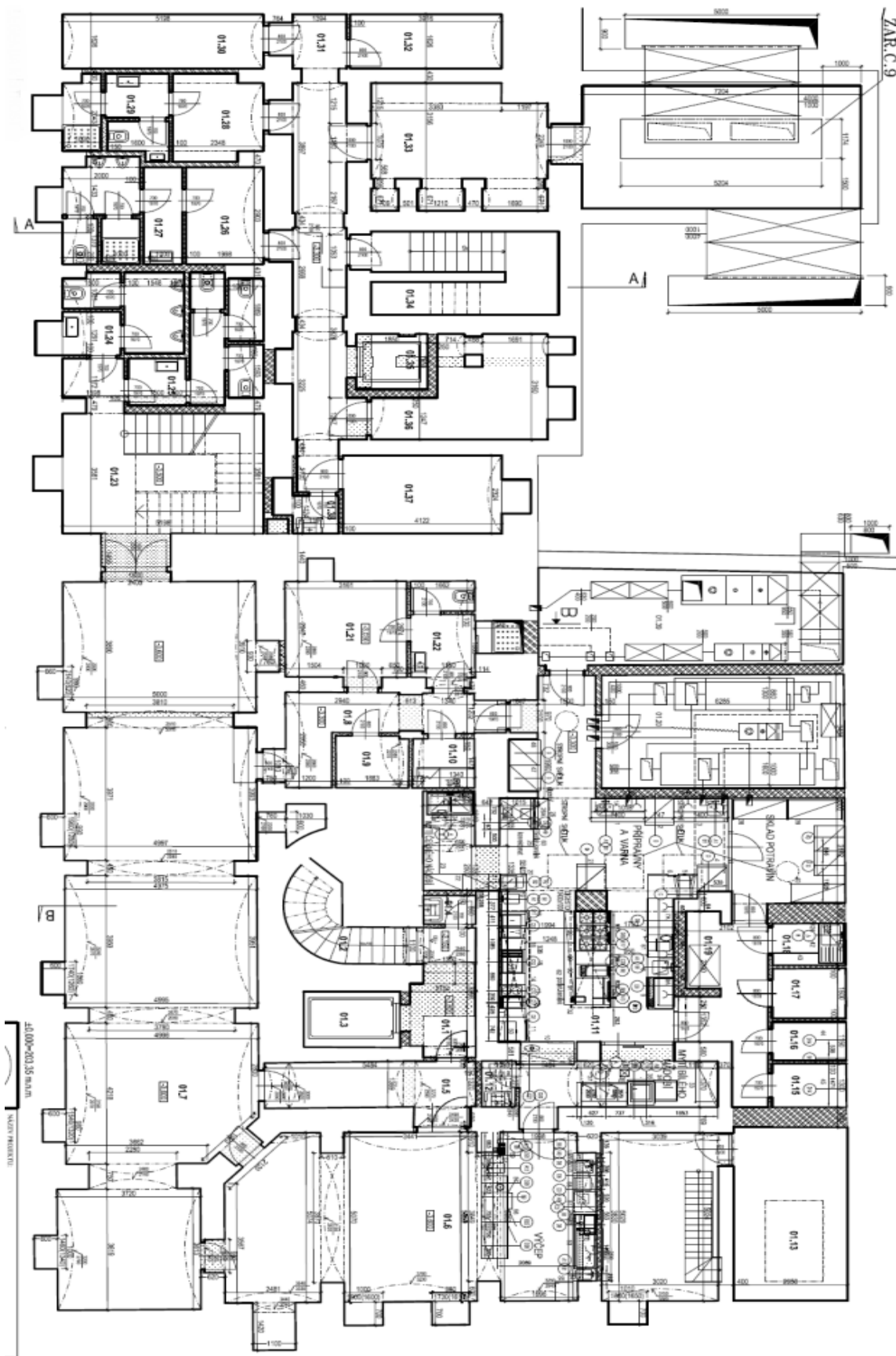
2nd floor - 408 m²

3rd floor - 408 m²

4th floor - 406 m²

attic - 406 m²

Total net floor area 2 198 m², total gross floor area 2 789 m², net usable area according to the project 2 237 m².

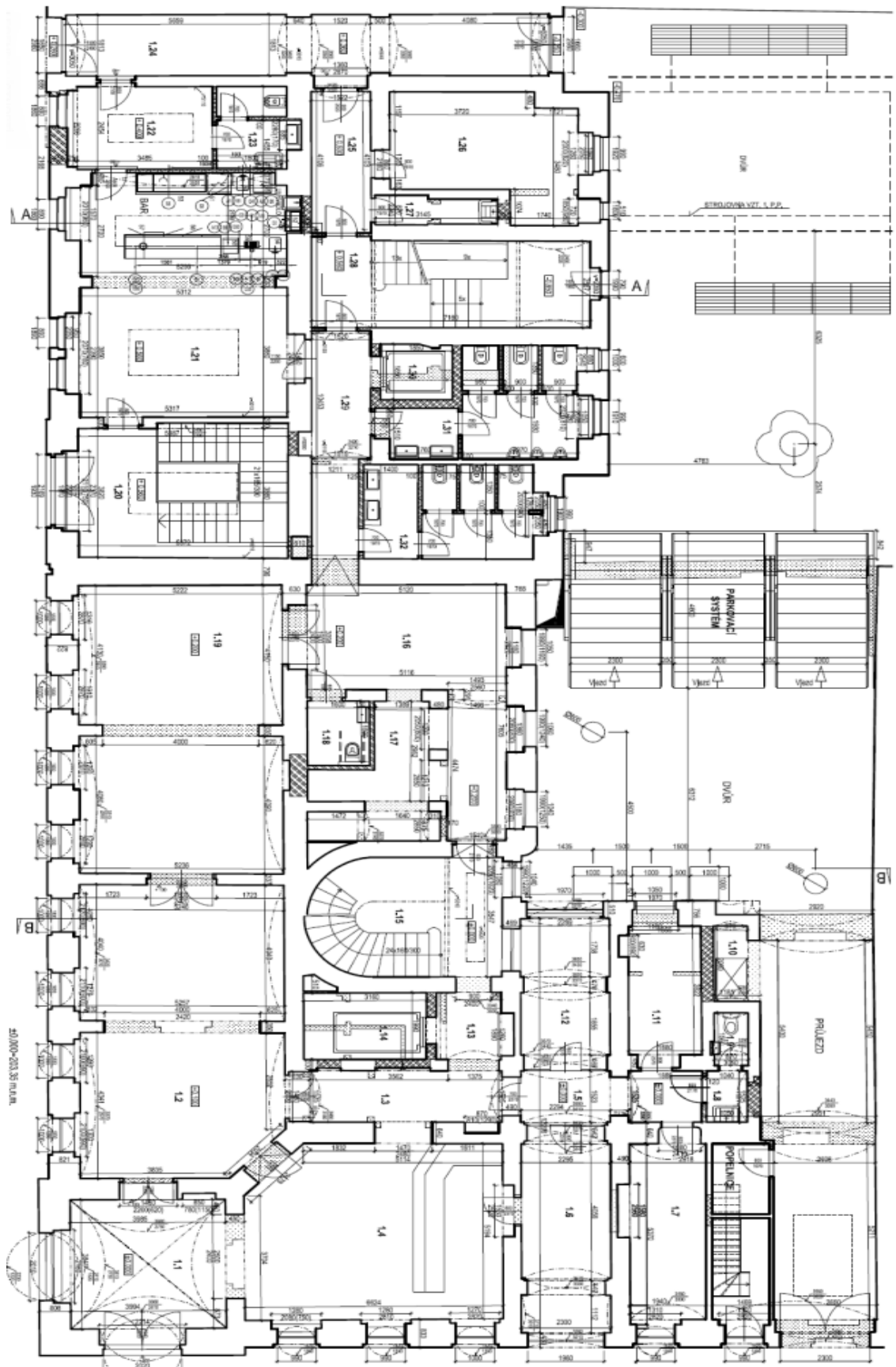




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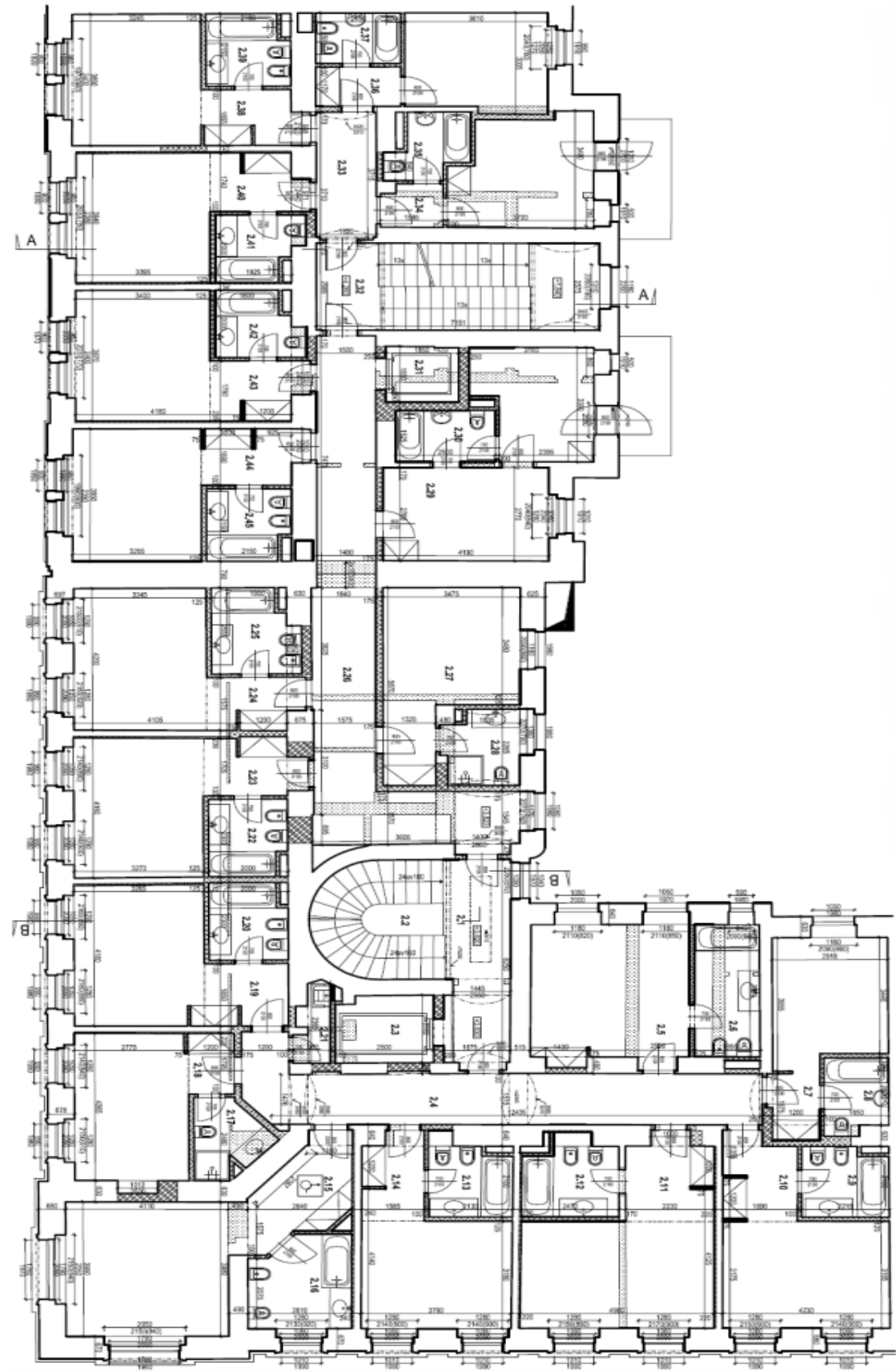




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