



## Apartment building

459 m<sup>2</sup>, Prague 9, Kyje, Stulíková

Sold





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Total gross floor area of the building	476 m <sup>2</sup>
Total net leasable area of the building	459 m <sup>2</sup>
Plot	607 m <sup>2</sup>
Foot print	265 m <sup>2</sup>
Parking	Yes
Garage	Yes
Balcony	5 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Cellar	-
PENB	D
Reference number	27684

This spacious, multifunctional corner house with 12 offices allows a combination of residential and business needs. Excellent accessibility by car and public transport, metro within walking distance, bus close to the house.

On the ground floor of the house from 2002, there are currently 5 offices, a meeting room, a kitchen, 2 toilets, a utility room, a warehouse (with separate security) and a furnace room. On the second floor, there are 4 offices, a kitchen, an archive, 2 toilets and an **apartment with a terrace and a bathroom**. The third floor consists of 3 offices with a sanitary facility and a separate **two-rooms apartment** and a utility room. The house carries out the **final approval as a mixed use building**. Currently, it is possible to use three separate dwellings, combine residential and office space, or there is also the possibility to easily create smaller apartments for rent.

The building is in good condition, with new windows, insulation and reconstruction of the facade. Own DHW source and heating (3 gas boilers), security equipment with connection to the Central Protection Desk. Part of the house is a **garage**, other parking spaces are in front of the house.

The house stands in the area of family and modern apartment buildings with plenty of green areas. Rajská zahrada (B) metro station is within a walking distance. In close proximity, there is also a bus stop to Černý Most or to Nádraží Holešovice. Travelling by car is faster thanks to the D10 and D11 motorways, the way to the centre is straightforward and easy. Two minutes drive is a post office, a pharmacy, a supermarket, a kindergarten and a kindergarten. Several restaurants are also nearby.

Built-up area 265m<sup>2</sup>, land 607m<sup>2</sup>, garden 342 m<sup>2</sup> (grassed part 98 m<sup>2</sup>, paved part 244 m<sup>2</sup>).







