svoboda&williams

Office building

459 m², Prague 9, Kyje, Stulíková

Sold

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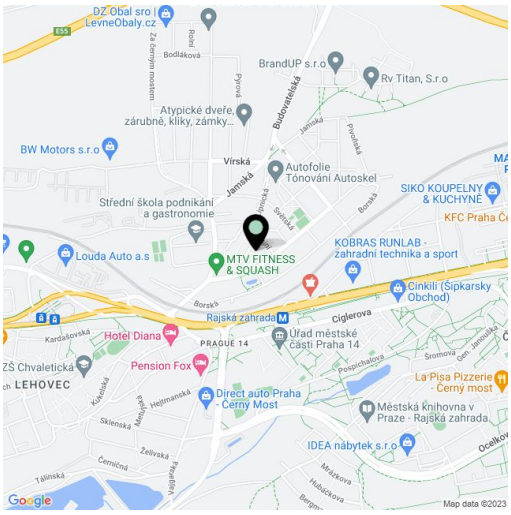
Total net leasable area of the building	459 m²
Terrace	12 m²
Balcony	6 m²
Garage	Yes
Cellar	-
Total gross floor area of the building	477 m²
Foot print	265 m²
Plot	607 m²
Parking	Yes
PENB	D
Reference number	27694



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

On the ground floor of the house from 2002, there are currently 5 offices, a meeting room, kitchen, 2 toilets, utility room, warehouse (with separate security) and a furnace room. On the second floor, there are 4 offices, a kitchen, archive area, 2 toilets and an **apartment with a terrace and a bathroom**. The third floor consists of 3 offices with sanitary facilities and a separate **two-room apartment** and a utility room. The house has been approved as a **mixed used 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 a renovated facade. Own DHW source and heating, security equipment with connection to the Central Protection Desk. Attached **garage**, other parking spaces available in front of the house.

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

Built-up area 265m², land 607m², garden 342 m² (grassed part 98 m², paved part 244 m²).

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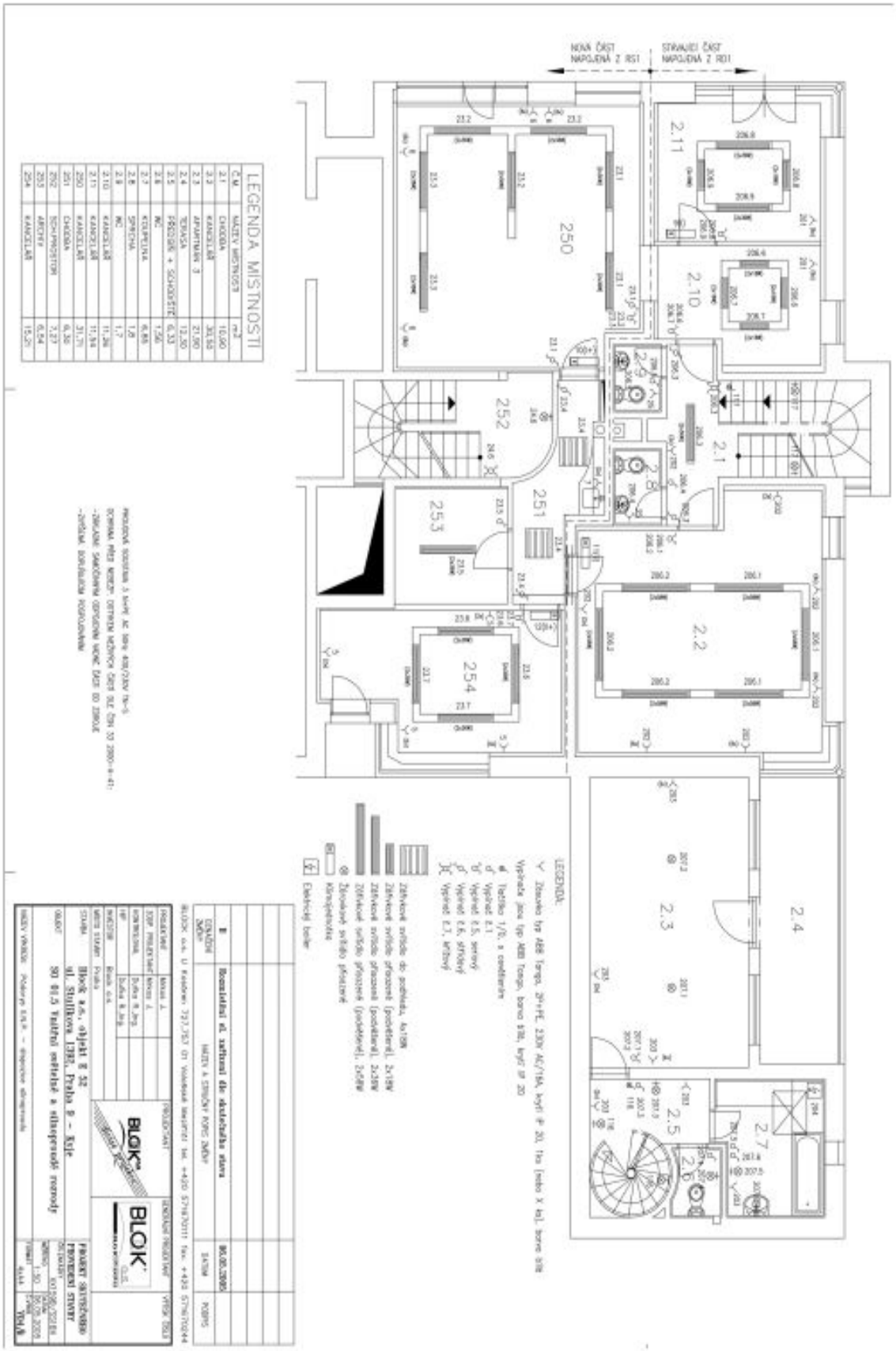

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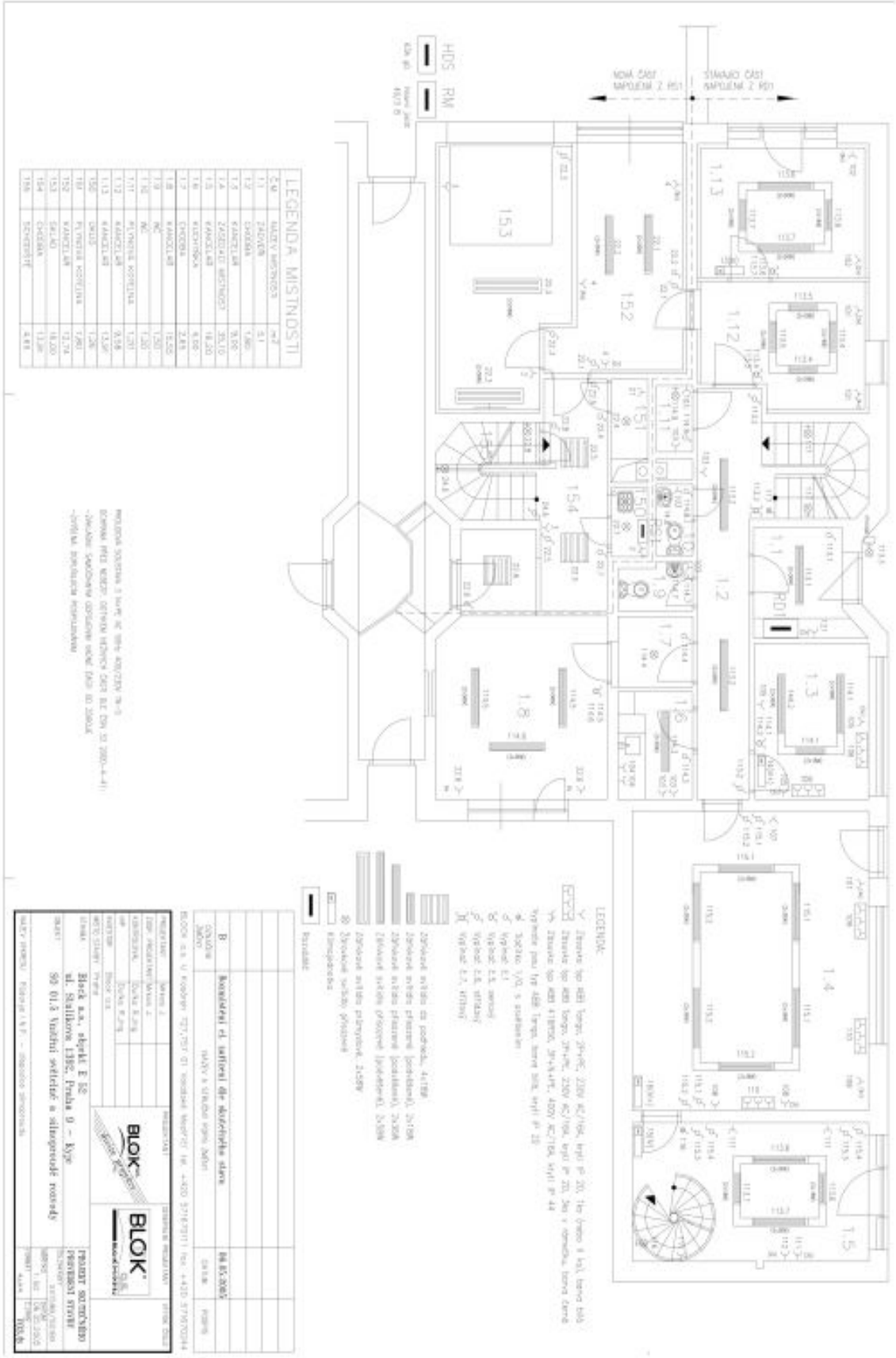

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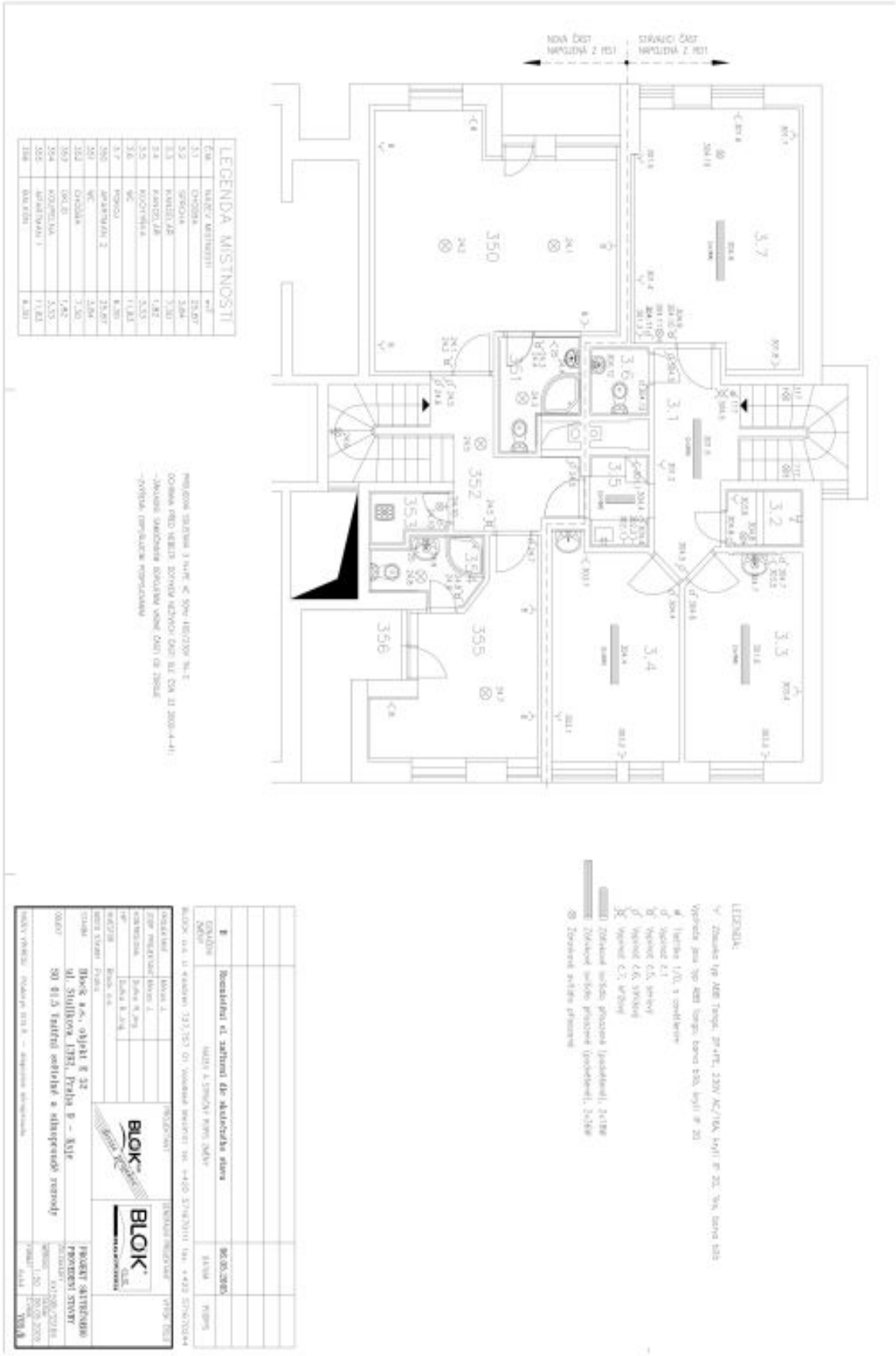
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