



Office building

459 m², Praha 9, Kyje, Stulíková

Sold





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Total net leasable area of the building	459 m ²
Terrace	12 m ²
Balcony	6 m ²
Garage	Yes
Cellar	-
Total gross floor area of the building	477 m ²
Foot print	265 m ²
Plot	607 m ²
Parking	Yes
PENB	D
Reference number	27694

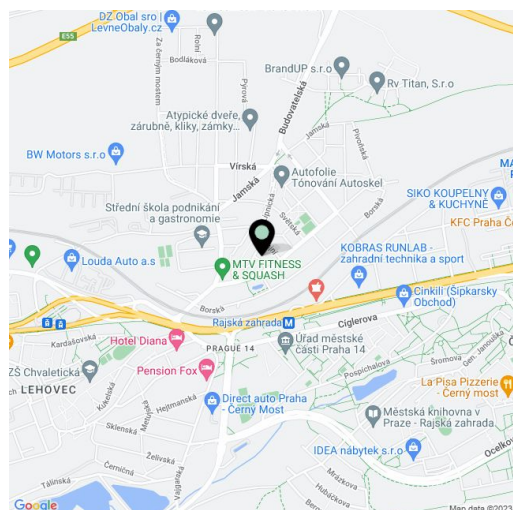
This spacious, multifunctional corner house with 12 offices allows for a combination of residential and business needs. Excellent accessibility by car and public transport, with a metro station within walking distance and a bus stop close to the house.

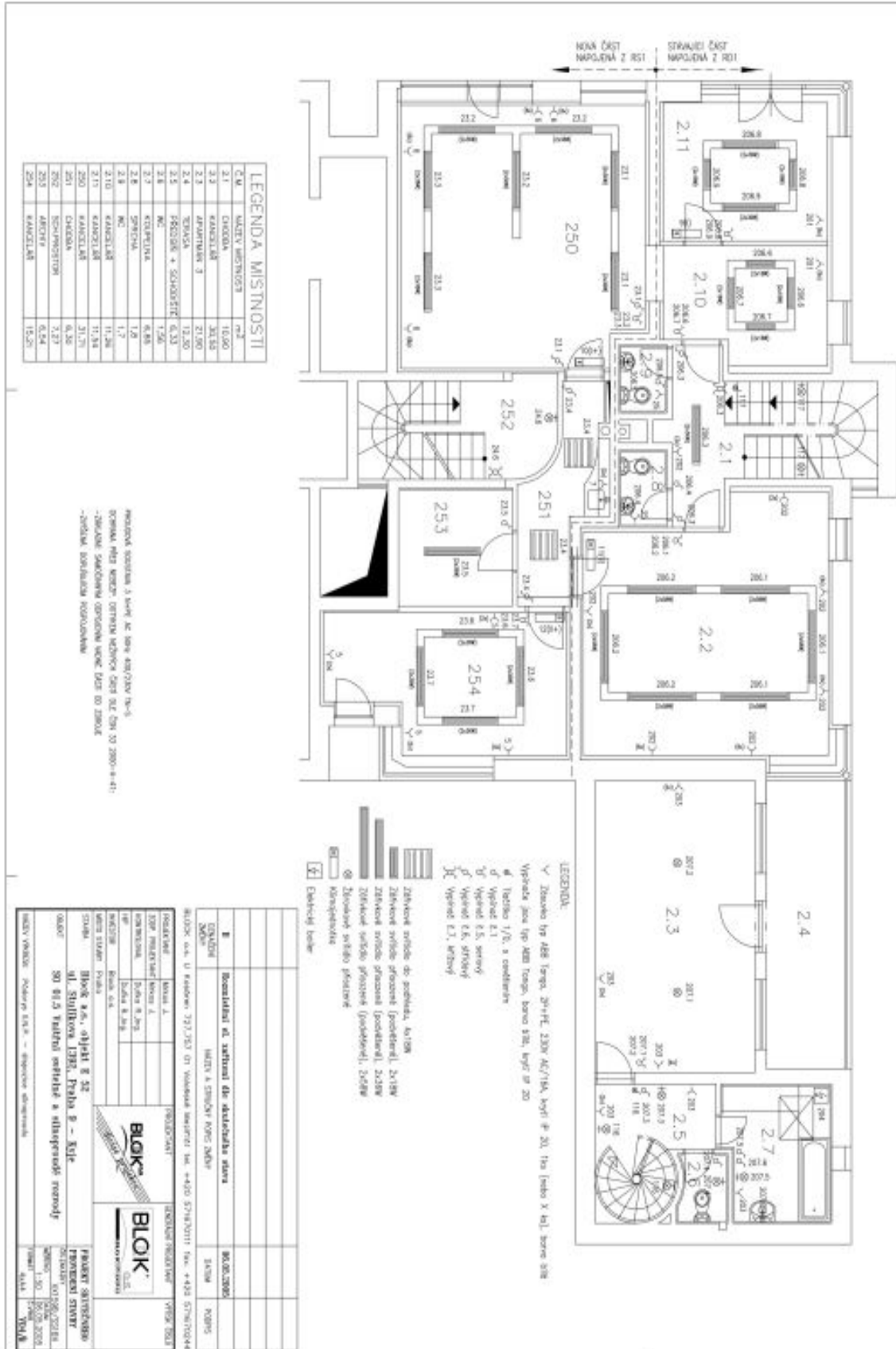
On the ground floor of the house from 2002, there are currently 5 offices, a meeting room, kitchen, 2 toilets, utility room, warehouse (with separate security) and a furnace room. On the second floor, there are 4 offices, a kitchen, archive area, 2 toilets and an **apartment with a terrace and a bathroom**. 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.

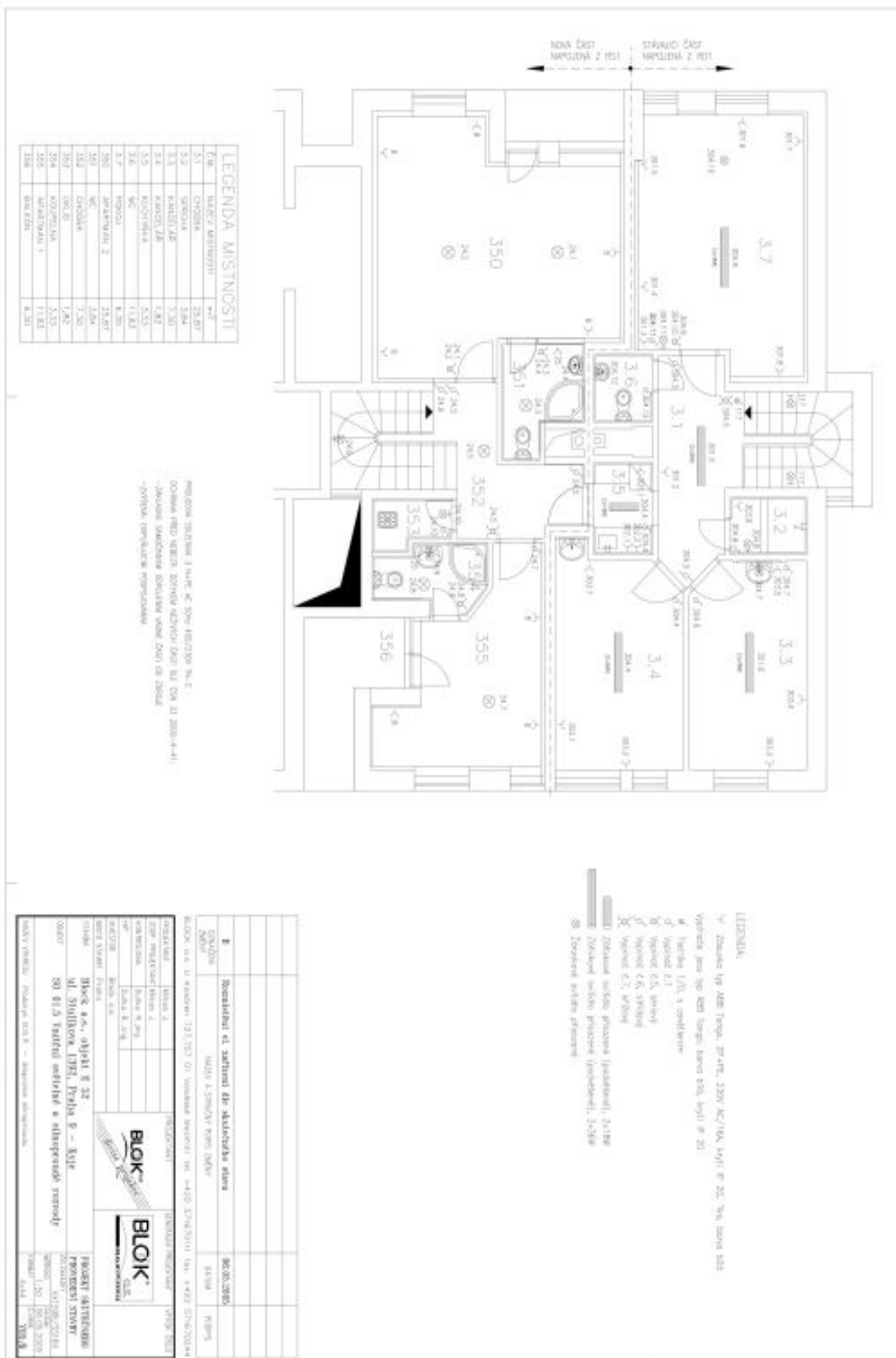
The building is in good condition, with new windows, insulation and a renovated facade. Own DHW source and heating, security equipment with connection to the Central Protection Desk. Attached **garage**, other parking spaces available in front of the house.

The house is in a residential area with other family houses and modern apartment buildings with plenty of green areas. The Rajska 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).







Číslo	Název místnosti	Plocha
3.1	OBÝVAJKA	25,807
3.2	OBÝVAJKA	27,508
3.3	KANCELÁŘ	17,367
3.4	KANCELÁŘ	17,882
3.5	KANCELÁŘ	17,353
3.6	KANCELÁŘ	17,483
3.7	KANCELÁŘ	18,480
3.8	KANCELÁŘ	18,887
350	OBÝVAJKA	13,584
351	KANCELÁŘ	11,500
352	KANCELÁŘ	17,482
353	KANCELÁŘ	17,553
354	KANCELÁŘ	17,482
355	KANCELÁŘ	17,482
356	KANCELÁŘ	17,482

Právní předpis č. 148/2013 Sb. o ochraně osobních údajů
 OSOBA PRÁVNĚ NENÍ SPŘÁVÁNÍ ÚDAJŮ O SOBĚ
 -Jednotlivé údaje nejsou určeny ke zveřejnění
 -Správce zpracovává osobní údaje dle zákona o ochraně osobních údajů

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