



## Apartment building

282 m², Prague 1, Malá Strana, Mostecká

€ 2 338 023 | CZK 59 000 000



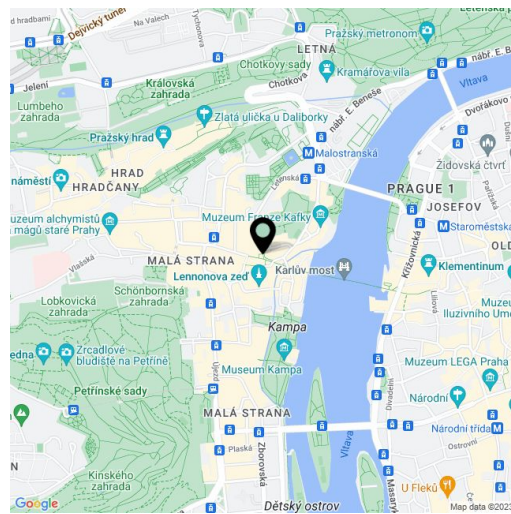


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|                                         |        |
|-----------------------------------------|--------|
| Total gross floor area of the building  | 397 m² |
| Total net leasable area of the building | 282 m² |
| Parking                                 | -      |
| Terrace                                 | 115 m² |
| Cellar                                  | Yes    |
| PENB                                    | G      |
| Reference number                        | 28758  |



Investment opportunity to buy six completely renovated and fully equipped residential units occupying the entire 1st floor of an apartment building with an elevator and a reception, situated in a prestigious and highly desirable location just a few steps from Charles Bridge. All units are ready to be used as short-term rentals.

### Property description

- 2 studio apartments, 2 one-bedroom apartments and 2 three-bedroom apartments;
- 3 apartments with a **private, south-facing terrace** overlooking the landscaped courtyard;
- **oak parquets**, large-format tiling, original casement windows;
- Sapeli veneered interior doors, **Next** security entrance door;
- **high quality sound insulation** of the floor, walls and doors;
- preparation for air conditioning;
- **Perfecto Design** bathrooms with Hansgrohe sanitary ware and faucets;
- central gas boiler room;
- units have a **storage chamber** to replace the cellar.

### Key investment criteria

- a tourist-exposed locality directly on the **Royal Route**;
- reconstruction in 2006, modernization in 2021;
- mostly small flats with a total area of approximately 280 m²;
- total area of terraces **115 m²**;
- all 6 apartments are now divided into **12 rooms with private bathrooms**;
- built-in furniture and appliances;
- units currently leased for CZK 2,400,000 per year with an inflation clause, which ensures an increase in rent to CZK 2,688,000 per year from 1 July 2022. The lease agreement is concluded until 2030.

### Location

The building is located in Mostecká street **directly connected to the Charles Bridge**. The location of the apartments is **ideal for short-term rentals** – the most exciting Prague sights and monuments, as well as countless quality restaurants and cafes, are within walking distance. A tram stop with a two-minute connection to the Malostranská metro station and direct connection to the Prague Castle and the city center is just around the corner. There are also a number of beautifully landscaped accessible **aristocratic gardens and a large Petřín Park**.

Total interior 281.72 m², terraces 115 m².

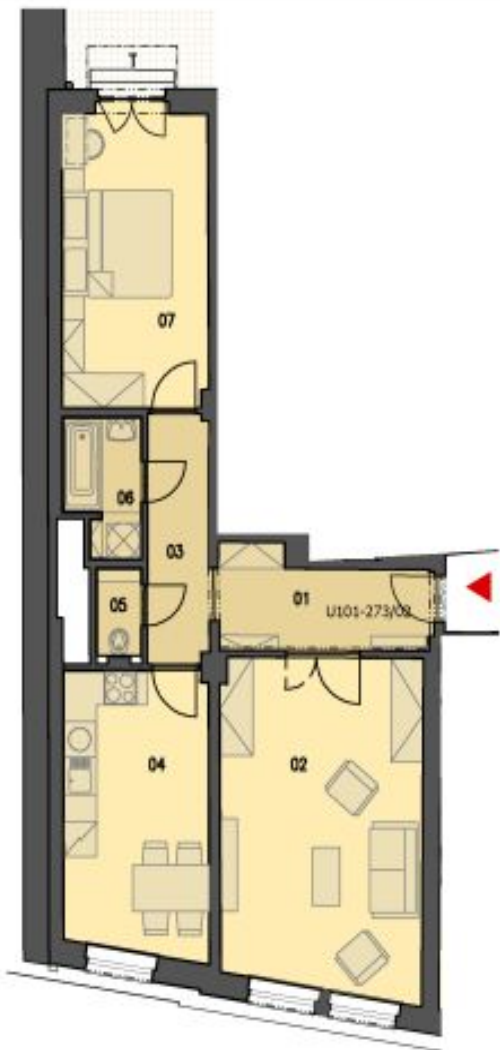
In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





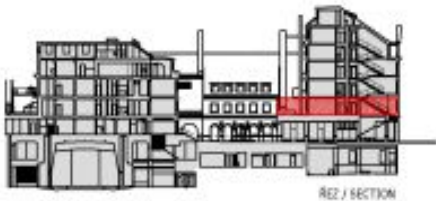
MOSTECKÁ 21, PRAHA 1

U.1.01 BYT 3+KK



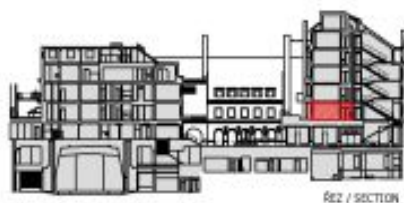
|                                                                |                             |          |
|----------------------------------------------------------------|-----------------------------|----------|
| 1                                                              | PŘEDSÍŇ / HALL              | 6,20 m²  |
| 2                                                              | OBÝVACÍ POKOJ / LIVING ROOM | 21,11 m² |
| 3                                                              | CHODBA/CORRIDOR             | 5,00 m²  |
| 4                                                              | KUCHYŇ / KITCHEN            | 12,90 m² |
| 5                                                              | WC / TOILET                 | 1,20 m²  |
| 6                                                              | KOUPELNA / BATHROOM         | 3,00 m²  |
| 7                                                              | LOŽNICE / BEDROOM           | 13,80 m² |
| T                                                              | TERASA / TERRACE            |          |
| UŽITNÁ PLOCHA / TOTAL AREA<br>(bez terasy / excluding terrace) |                             | 63,21 m² |

1. PATRO / 1. FLOOR



**MOSTECKÁ 21, PRAHA 1****U.1.02 BYT 2+1**

|                            |                             |          |
|----------------------------|-----------------------------|----------|
| 1                          | PŘEDSÍŇ / HALL              | 10,00 m² |
| 2                          | KOUPELNA / BATHROOM         | 2,90 m²  |
| 3                          | LOŽNICE / BEDROOM           | 13,80 m² |
| 4                          | OBÝVACÍ POKOJ / LIVING ROOM | 19,30 m² |
| 5                          | KUCHYŇ / KITCHEN            | 4,30 m²  |
| UŽITNÁ PLOCHA / TOTAL AREA |                             | 50,30 m² |

**1. PATRO / 1. FLOOR**

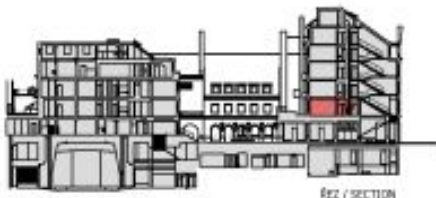


MOSTECKÁ 21, PRAHA 1

U.1.03 BYT 1+KK



|                            |                             |          |
|----------------------------|-----------------------------|----------|
| 1                          | PŘEDSÍŇ / HALL              | 2,90 m²  |
| 2                          | KOUPELNA / BATHROOM         | 2,80 m²  |
| 3                          | OBÝVACÍ POKOJ / LIVING ROOM | 19,10 m² |
| UŽITNÁ PLOCHA / TOTAL AREA |                             | 24,80 m² |



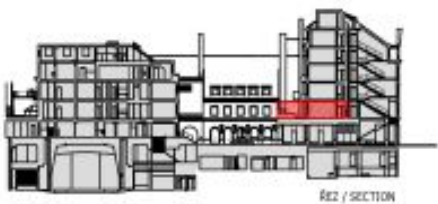


MOSTECKÁ 21, PRAHA 1

U.1.04 BYT 2+1



|                                  |                             |          |
|----------------------------------|-----------------------------|----------|
| 1                                | PŘEDSÍŇ / HALL              | 8,90 m²  |
| 2                                | KOUPELNA / BATHROOM         | 3,30 m²  |
| 3                                | LOŽNICE / BEDROOM           | 13,30 m² |
| 4                                | OBÝVACÍ POKOJ / LIVING ROOM | 19,50 m² |
| 5                                | KUCHYŇ / KITCHEN            | 4,30 m²  |
| T                                | TERASA / TERRACE            |          |
| UŽITNÁ PLOCHA / TOTAL AREA       |                             | 49,30 m² |
| (bez terasy / excluding terrace) |                             |          |



ŘEZ / SECTION



PŮDORYS / PLAN

**MOSTECKÁ 21, PRAHA 1****U.1.05 BYT 3+KK**

|                                                                |                             |          |
|----------------------------------------------------------------|-----------------------------|----------|
| 1                                                              | PŘEDSÍŇ / HALL              | 8,60 m²  |
| 2                                                              | OBÝVACÍ POKOJ / LIVING ROOM | 21,70 m² |
| 3                                                              | KUCHYŇ / KITCHEN            | 14,80 m² |
| 4                                                              | CHODBA / CORRIDOR           | 5,00 m²  |
| 5                                                              | WC / TOILET                 | 1,21 m²  |
| 6                                                              | KOUPELNA / BATHROOM         | 3,20 m²  |
| 7                                                              | LOŽNICE / BEDROOM           | 13,40 m² |
| 8                                                              | KOMORA / STORAGE            | 3,50 m²  |
| T                                                              | TERASA / TERRACE            |          |
| UŽITNÁ PLOCHA / TOTAL AREA<br>(bez terasy / excluding terrace) |                             | 71,41 m² |

**1. PATRO / 1. FLOOR**