



Apartment building

674 m², Prague 6, Bubeneč

Sold





Apartment building

674 m², Prague 6, Bubeneč

Sold

Total gross floor area of the building	674 m ²
Total net leasable area of the building	674 m ²
Plot	761 m ²
Foot print	250 m ²
Parking	Garage for 2 cars and additional parking on the plot for 2-4 cars
Garage	Yes
Cellar	Yes
PENB	F
Reference number	40599

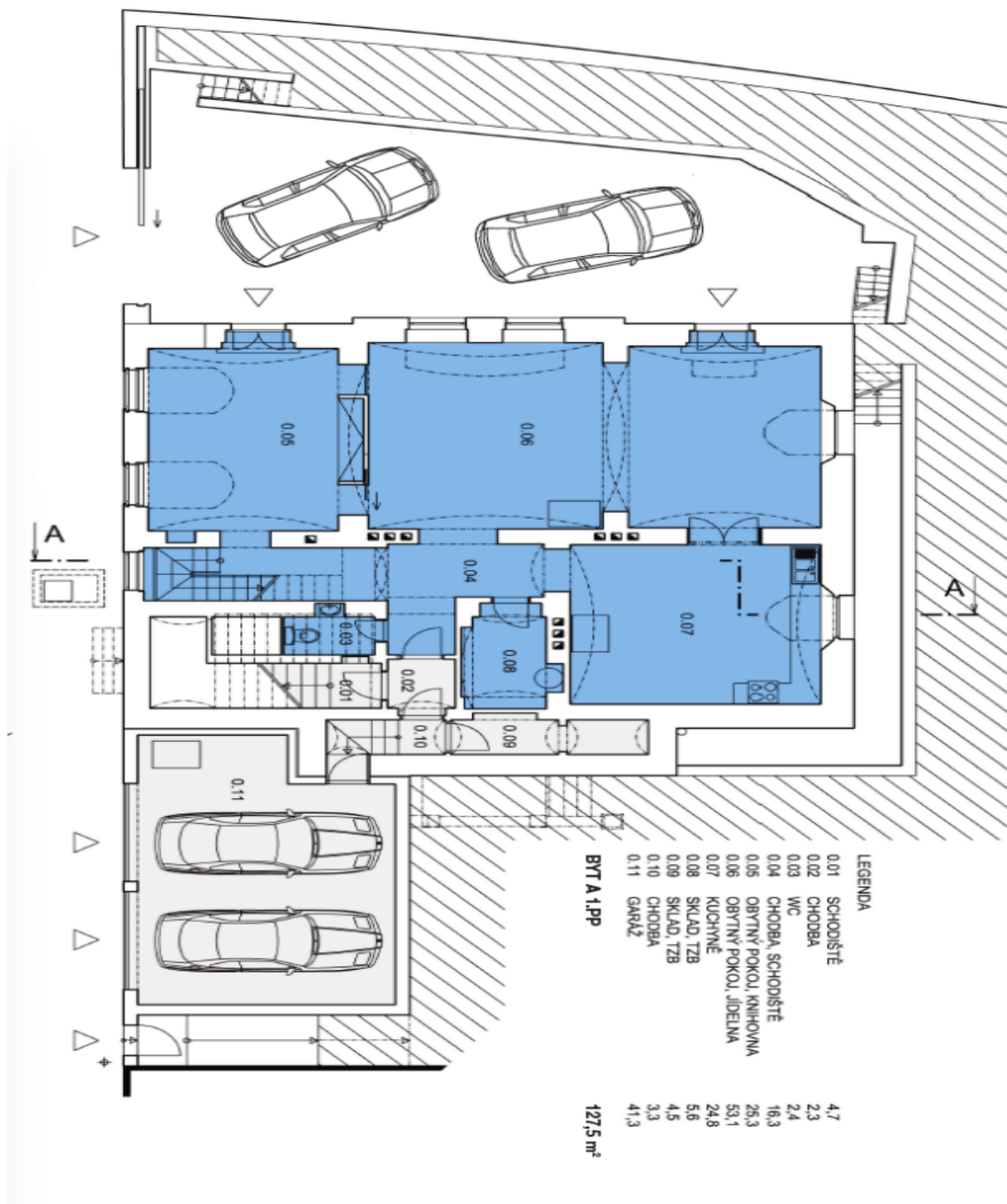
A classic villa from the turn of the 19th and 20th centuries in the diplomatic quarter of Prague 6 - Bubeneč, near Stromovka Park. With a southeast-facing garden, the villa requires reconstruction. A building permit is included.

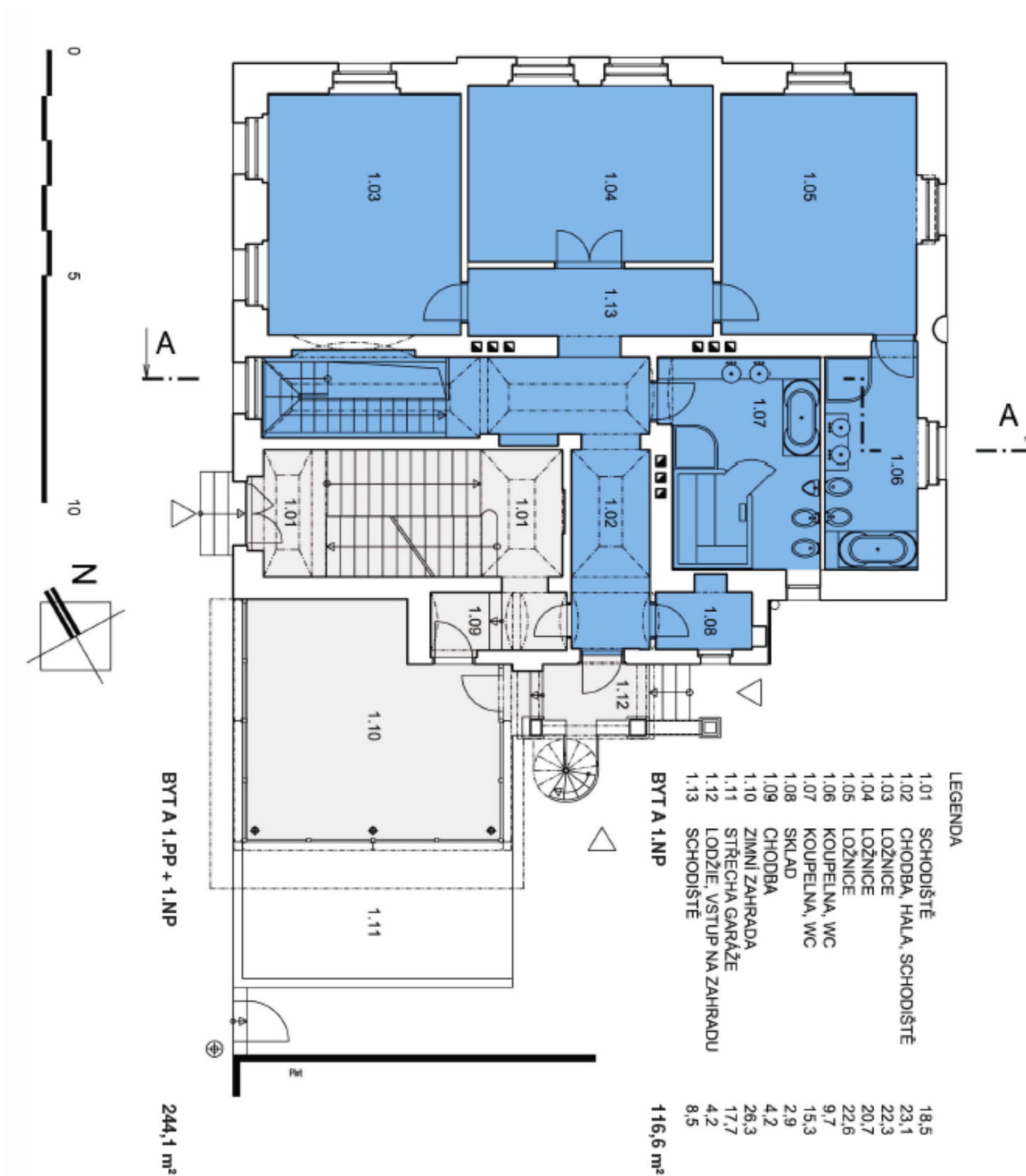
The building consists of a bright semi-recessed underground at the level of the garden, a ground floor, a first floor, and an attic. According to three proposed modification options, it may be turned into a villa with 2 generously designed duplex units, 6 or 7 residential units, or elegant company headquarters. **Parking** will be provided in a garage and on several outdoor parking spaces.

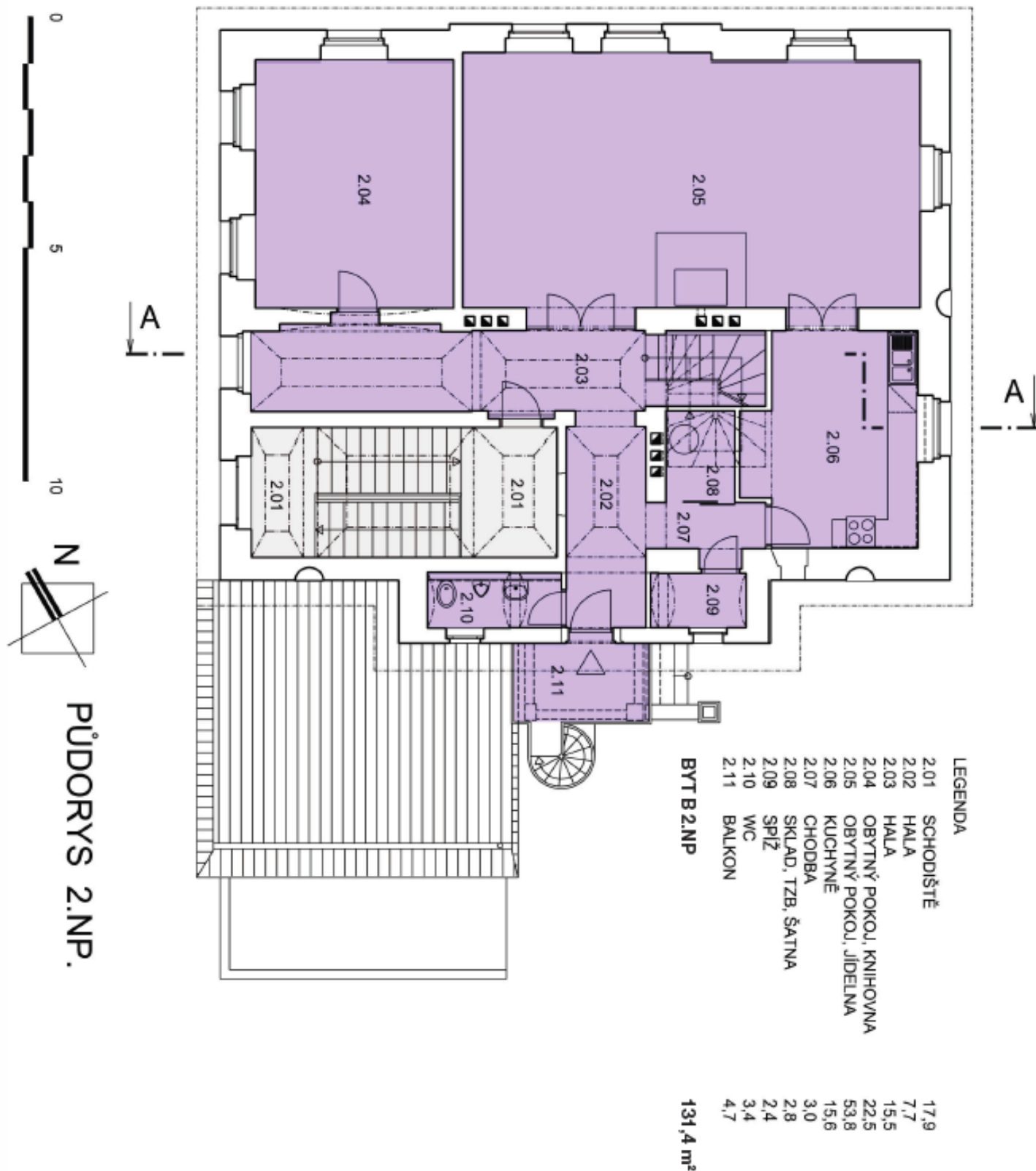
The building is in relatively good condition, **no structural failures are evident**, construction defects correspond to long-term non-use. The project envisages the modification of the existing layouts, the **expansion of the parking spaces** according to the selected number of units, and, together with the new truss, the use of the attic. A building permit was obtained in 2008. It was requested to extend the completion date of construction to the end of 2022. The property also includes a **garden with mature trees**, which will be landscaped as part of the project.

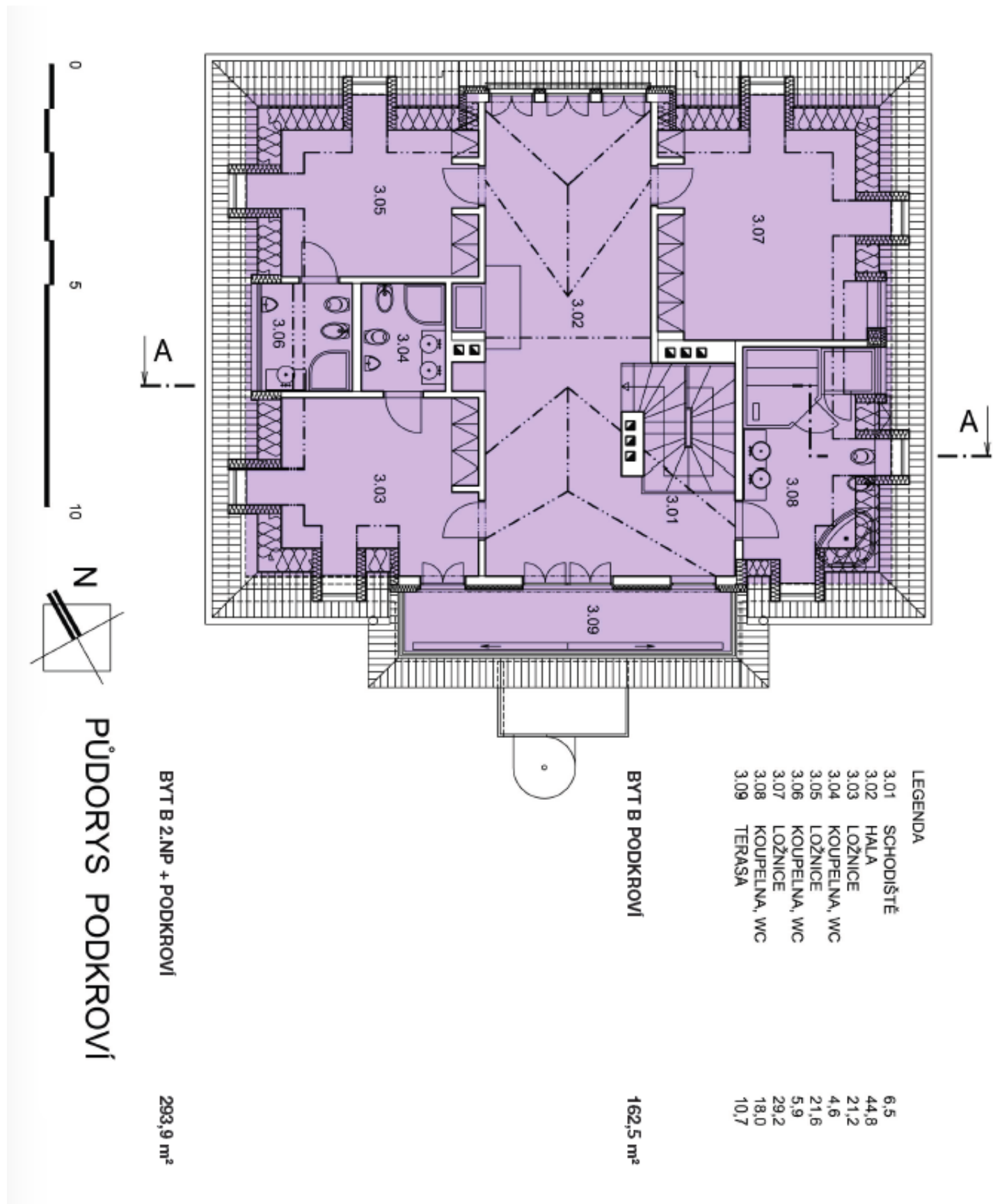
The neighborhood has a high amount of greenery; complete civic amenities are in Bubeneč, Dejvice, and Letná within a short driving distance. You can easily connect to a tunnel complex by car. The drive to the airport is also quick. In addition to **the prestigious district of Prague 6**, one of the biggest benefits of the villa's location is its proximity to the large and beautifully landscaped **Stromovka forest park**.

Usable area 673.7 m², built-up area 224 m², garden 537 m², land 761 m².









LEGENDA

3.01	SCHODIŠTĚ	6,5
3.02	HALA	44,8
3.03	LOŽNICE	21,2
3.04	KOUPELNA, WC	4,6
3.05	LOŽNICE	21,6
3.06	KOUPELNA, WC	5,9
3.07	LOŽNICE	29,2
3.08	KOUPELNA, WC	18,0
3.09	TERASA	10,7

BYT B PODKROVÍ
162,5 m²

BYT B 2.NP + PODKROVÍ
293,9 m²

PŮDORYS PODKROVÍ



Apartment building

674 m², Prague 6, Bubeneč

Sold

