



Apartment building

3 540 m², Prague 7

Ask for price





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Total gross floor area of the building	4 428 m ²
Total net leasable area of the building	3 540 m ²
Plot	1 058 m ²
Foot print	800 m ²
Parking	19 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	43524

This corner building from the turn of the 19th and 20th centuries with parking and a potential net floor area of 3,540 m² stands in an exclusive location in the wider city center, in a popular part of Prague 7 on Letná. A valid building permit has been issued for the property, enabling the construction of 74 residential units and 19 garage spaces.

Key investment criteria

- **valid building permit** for a change of building use to an apartment building, construction of a 2-story extension and addition of a courtyard tract (incl. expanding the number of parking spaces)
- gross floor area 4,428 m²
- **net floor area of the residential units after the extension is 3,540 m²**
- area of **balconies** and **terraces** 136.8 m²
- **number of units is 74**: 62 apartments, 12 semi-residential units
- currently 10 outdoor parking spaces in the courtyard, **after reconstruction 19 garage spaces**
- one of the best places in Prague on **Letná**, on the corner of two side streets in close proximity to **Letná Park**
- sale of the company (share deal)

Property description

- brick building from 1900
- currently 1 underground and 5 above-ground floors
- central gas boiler heating
- built-up area 800 m²
- plot of land 1,058 m²

Location

The building is part of a heritage-protected area in the **wider center** of Prague, located in a classic development of historic apartment buildings. The area is excellently accessible—a tram stop with many connections is only a 2-minute walk away, the **Hradčanská** (line A) and **Vltavská** (line C) metro stations are 5 minutes away by tram. Commuters by car will appreciate the proximity of a tunnel complex. The building is right next to the **Letná and Stromovka parks**, so the area provides many opportunities for outdoor sports and relaxation. The neighborhood is also full of restaurants, cafes and bistros, and a post office, supermarket, and smaller shops are nearby (farm produce shops, drugstores, clothes, etc.).