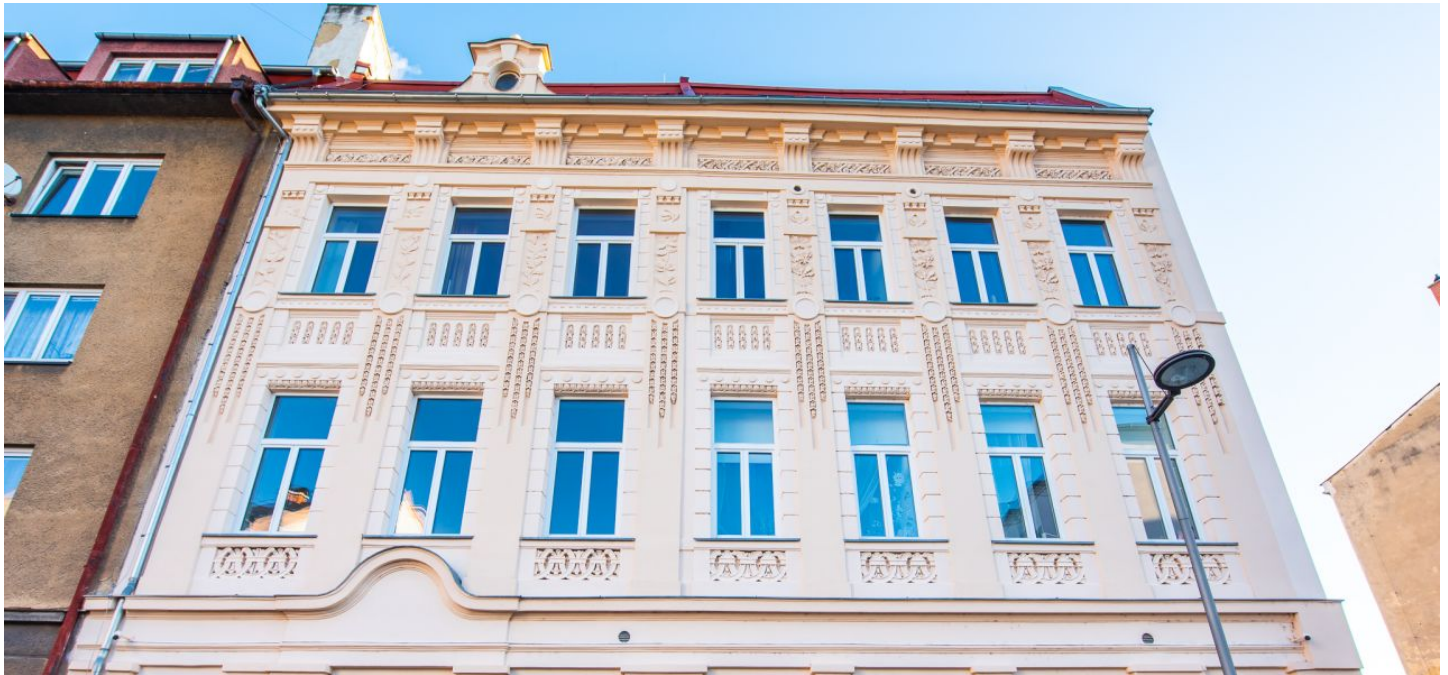




Apartment building

1389 m², Opava, Solná

Ask for price

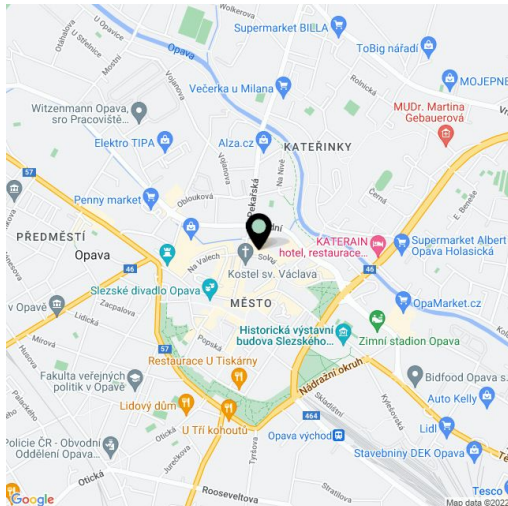




Apartment building

1 389 m², Opava, Solná

Total gross floor area of the building	1 784 m ²
Total net leasable area of the building	1 389 m ²
Plot	1 241 m ²
Foot print	970 m ²
Parking	Garage and parking lot 395 m ²
Garage	Yes
Cellar	-
PENB	G
Reference number	43896



Ask for price

This carefully and tastefully renovated Art Nouveau apartment building with 8 residential and 3 non-residential units, parking, and a rooftop photovoltaic power plant is set on a quiet side street in the historic core of Opava.

Key investment criteria

- current leasable area incl. parking and garage 1,784 sq. m.
- leasable area of the residential units in total 713 sq. m. + cellar for each unit
- leasable area of the business premises 637 sq. m.
- outdoor parking spaces and a garage for 6 cars in total 395 sq. m.
- gated parking lot with an entrance barrier, guarded by a camera system
- attic with the possibility of extension
- apartments continuously renovated (replacement of windows, renovation of **oak parquet floors**, new kitchen units, new sanitary facilities including tiling and paving, **Sherlock entrance security door**)
- front commercial non-residential premises including storefronts completely newly built in 2017 including triple-glazed wooden Euro windows
- current annual income (apartments, non-residential premises, parking lot) CZK 2,000,000
- the possibility of increasing the rental income
- residential and non-residential premises completely occupied by tenants, fixed-term leases (apartments for 1 year, non-residential premises for 1 or 2 years)
- **rooftop photovoltaic power plant** (5 kW) for the building's own consumption + annual income for unused electricity of approx. CZK 20,000 (state-guaranteed purchase of energy until 2040)
- attractive location **in the city center**

Property description

- 1 underground floor, 3 above-ground floors, and an attic
- brick building from 1897–1901, building inspired by Baroque and Art Nouveau
- building reconstructed in 2015 and 2017
- wooden triple-glazed Euro windows (street side), double-glazed plastic windows (facing the inner courtyard), new sewerage, water, and electricity distribution systems, reconstructed vault cellars in the basement
- unit area from approx. 60 sq. m. (1-bedroom) to approx. 80 sq. m. (2-bedroom)
-



Apartment building

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Ask for price

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basement: cellars, warehouses, non-residential premises utility rooms;
ground floor: non-residential premises including facilities 676 sq. m.; 1st floor: 3 x apartments (1 x 80 sq. m. apartment, 2 x 60 sq. m. apartment) 233 sq. m.; 2nd floor: 3 x apartments (1 x 80 sq. m. apartment, 2 x 60 sq. m. apartments) 233 sq. m.; 3rd floor – 1 x apartment of 59 sq. m., floor area 188 sq. m. – one of the two attic apartments is currently being completed

- south-facing windows (to a quiet cul-de-sac) and north-facing (to a green courtyard)
- rare original arts and crafts elements have been preserved thanks to heritage protection

Location

The building is located in the very center of the **historic part** of the city of Opava; thanks to its central location in the city, amenities are easily accessible. Dolní Square lined with cafes, restaurants, and shops is a few steps away and you can also walk to a kindergarten and elementary school, a shopping and entertainment center, a cinema, the **Silesian Theatre**, a **swimming pool**, and a **sports hall**. The **Janáček Gardens** make the area even more pleasant.

Current leasable area 1,784 sq. m., of which leasable area 1,389 sq. m., and parking and garage 395 sq. m., built-up area 970 sq. m., plot 1,241 sq. m.

