

3 020 m², Prague 6, Bubeneč, Papírenská

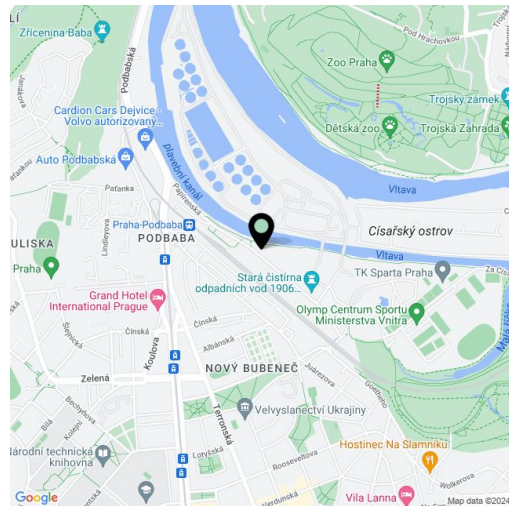


Land

Ask for price

3 020 m², Prague 6, Bubeneč, Papírenská

Price per sq. m.	Ask for price
Total area	3 020 m ²
Land type	Commercial
Reference number	105117



The former Grün factory with a very interesting history and an impressive industrial atmosphere is a complete set of buildings suitable, for example, as stylish offices, studios, business units, or restaurant establishments. Located in an attractive area with a high potential, in a gradually revitalized part of Prague 6 - Bubeneč near Císařský Island and Stromovka Park. A valid building permit has been issued for the property.

Key investment criteria

- valid building permit for the reconstruction and completion of the multifunctional area
- total gross floor area 3,465 m² (after completion of all building modifications)
- total leasable area 2,855 m² (after completion of all building modifications)
- 778 m² parking area, 20 parking spaces under a roof structure
- 94 m² loggias and terraces
- exceptional and massively developing location
- breathtaking views of the Troja horizon
- direct connection to public transport
- utility networks on the property

Property description

- building plot 3,020 m² with favorable spatial planning conditions for general mixed construction
- flexible premises, multifunctional area suitable for offices, studios, commercial premises, catering premises
- premises for non-disruptive production are also permissible
- main building from the end of the 19th century (factory founded in 1893), 3 smaller buildings next to it
- in the rear part of the complex, 2 new buildings can be added according to the building permit, centered around the back yard
- a parking area will be as specified in the project, created under the back yard
- dominant structure: original chimney with preserved foundations and flue can be used as an elevator shaft for servicing floors and as a unique experience elevator tower

Location

This developing, originally industrial area is located in the lower part of Bubeneč on the left bank of the Vltava River, rich in mature greenery.

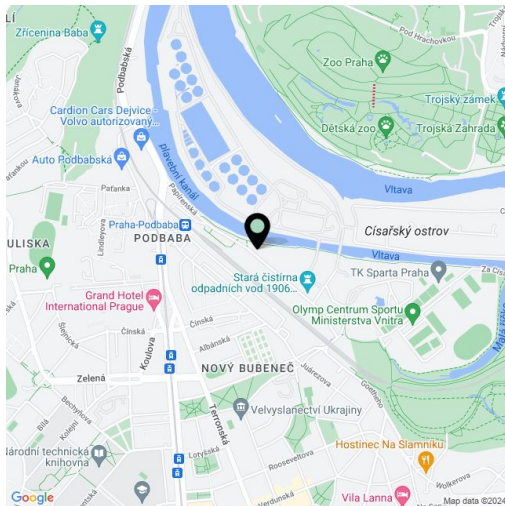
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The sensitively reconstructed and widely visited **Old Wastewater Treatment Plant national cultural monument** is in the vicinity, and a **premium residential project with hundreds of luxury apartments** will be built nearby. The place is very **accessible** by car (approx. 5-minute drive from the exit of a tunnel complex), by train, and by public transport bus, and there is also a tram stop within walking distance. A busy bike path runs through the area. The project will suitably complement this unique location, which is immediately connected to the **Stromovka Royal Nature Reserve**, and will also increase the accessibility of the area for pedestrians and cyclists.



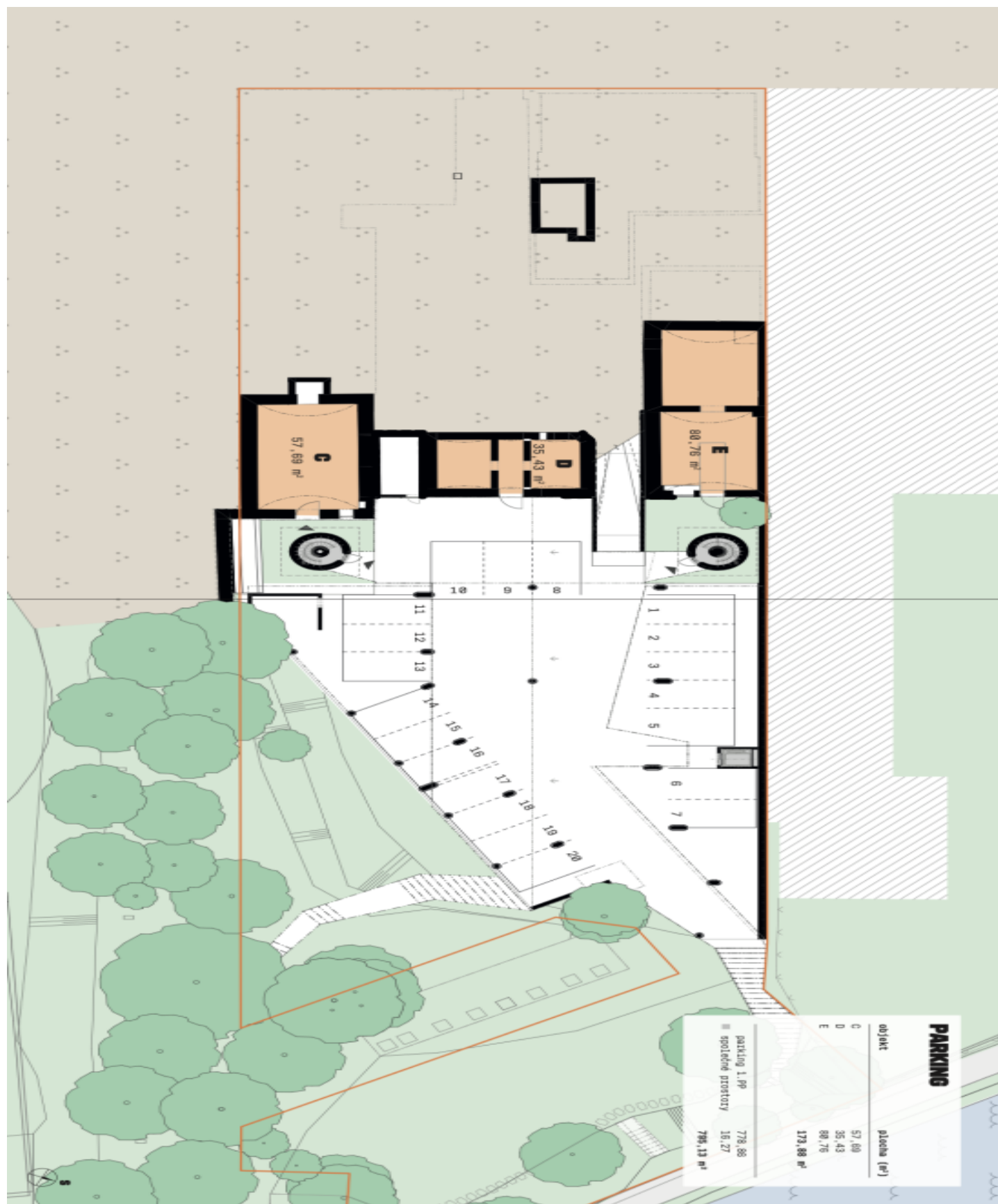
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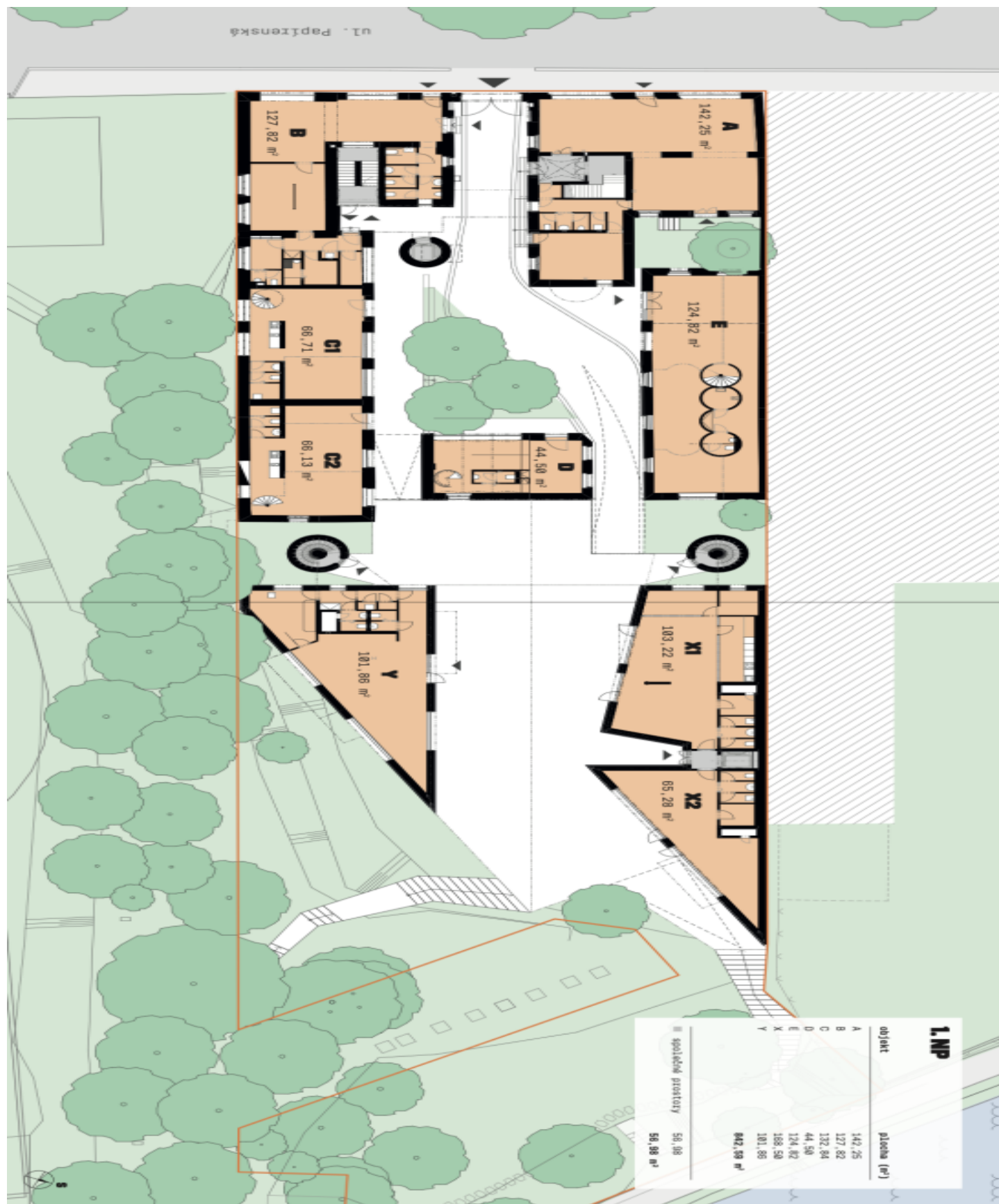
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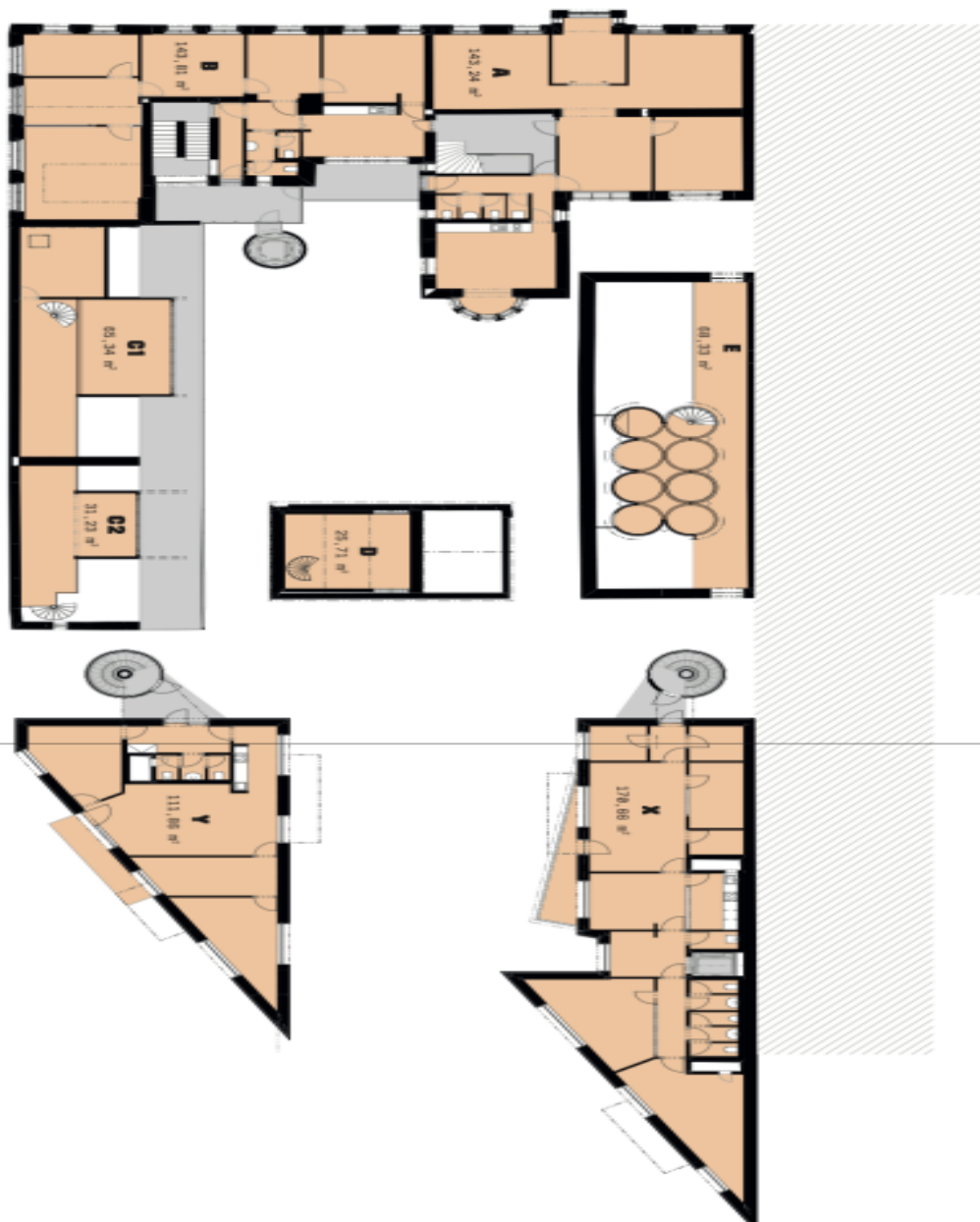
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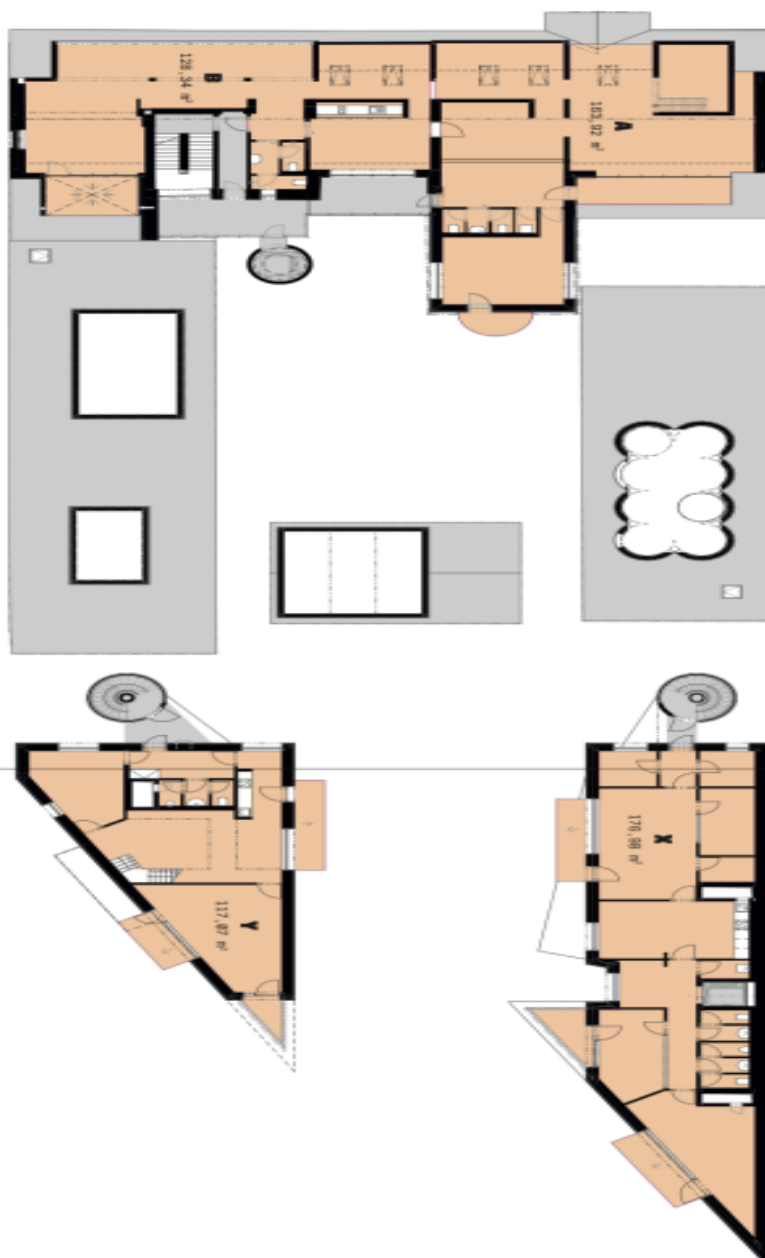
2. NP	
objekt	plocha (m ²)
A	143,24
B	143,81
C	98,57
D	25,71
E	68,43
X	170,66
Y	111,66
768,38 m ²	
společné prostory	92,77
92,77 m ²	



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3. NP	
object	placha (m ²)
A	183,82
B	128,34
X	178,88
Y	117,87
586,31 m ²	
společná prostory 74,18	
74,18 m ²	

