

# Apartment building

Sold

1 410 m<sup>2</sup>, Prague 5, Smíchov



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Total gross floor area of the building	1 410 m <sup>2</sup>
Total net leasable area of the building	1 410 m <sup>2</sup>
Plot	414 m <sup>2</sup>
Foot print	414 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	24727

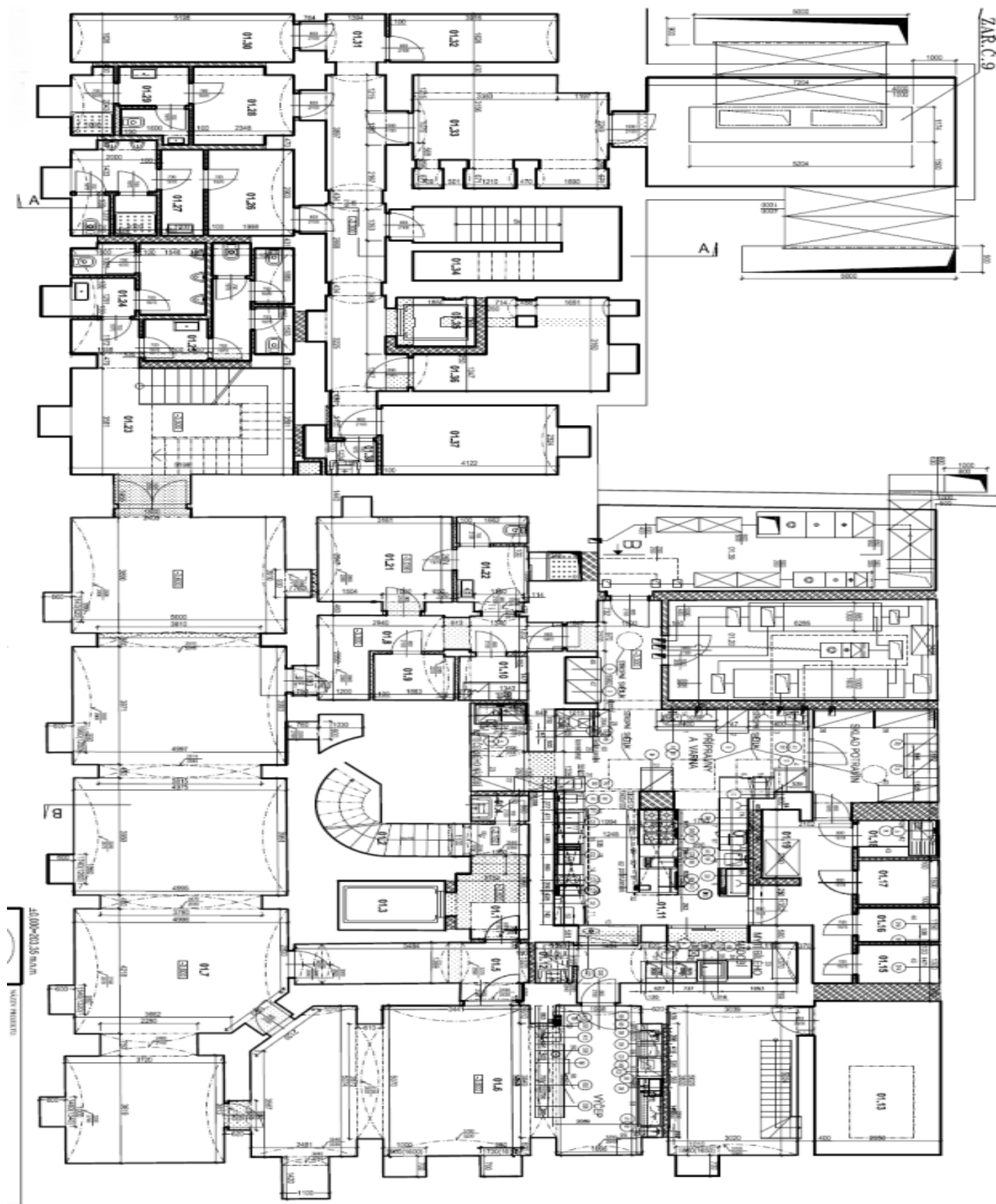
This apartment building, suitable for a complete reconstruction, is located in an attractive residential area just a few steps from the Mrázovka park and within walking distance of the shopping, entertainment and business center in Anděl, including bus and tram stops and a metro station.

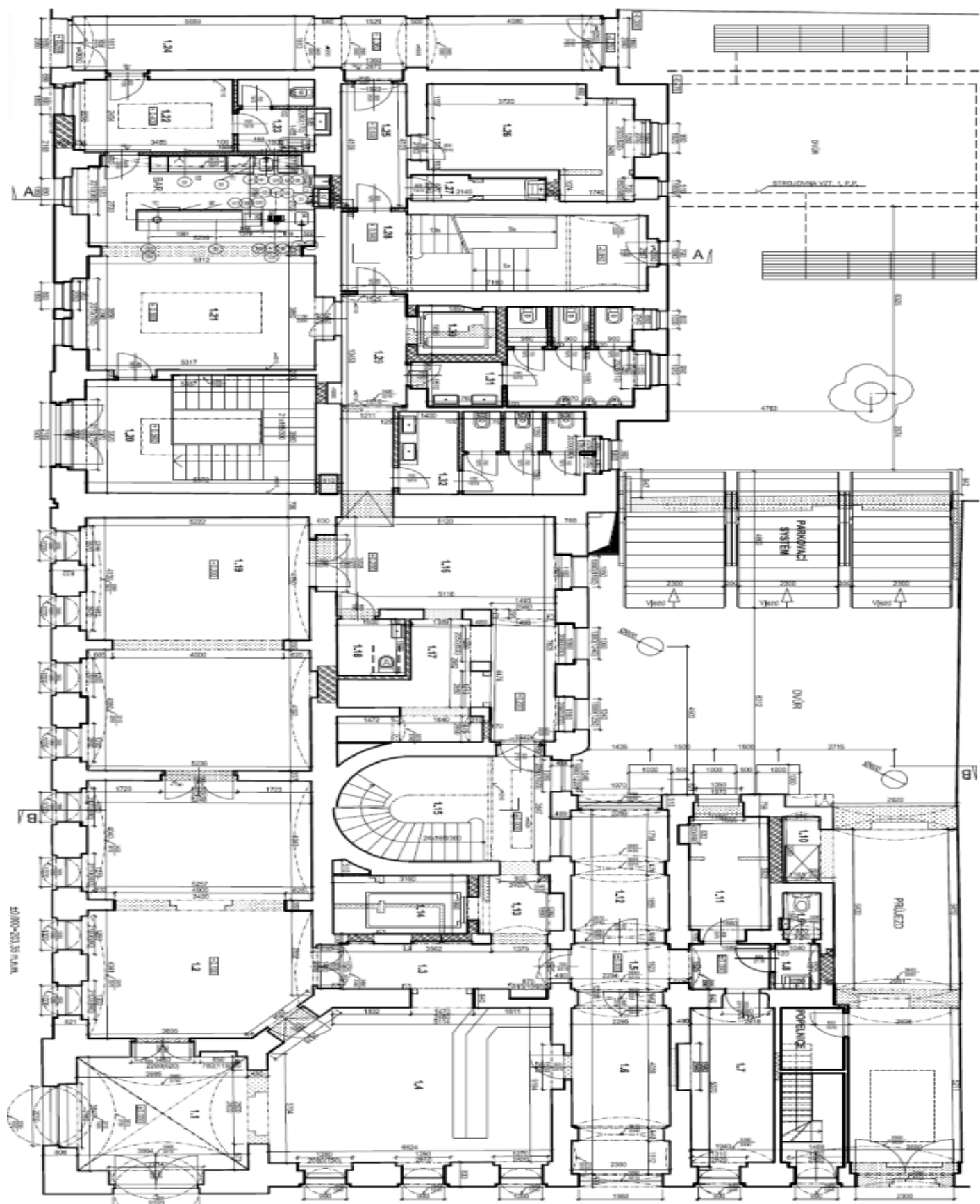
The building consists of one underground and five aboveground floors, including an unused attic, with a net floor area of **1 112 m<sup>2</sup>** (235 of gross usable area per floor). The new usable area according to the project will be **1 276 m<sup>2</sup>**. One of the advantages is the possibility of buying the house together with the adjacent building - there is a project suggesting the joining and renovation of both buildings, creating a hotel of 85-90 rooms. Changing the project to the construction of small flats is also an option. **Building permit is valid until 2018.**

The apartment building is situated in a desirable location with many popular parks and excellent amenities in the immediate vicinity. Good transport links, including easy connection to the Prague ring road (Pražský okruh).

Total net floor area 1 112 m<sup>2</sup>, total gross floor area 1 410 m<sup>2</sup>, net usable area according to the project 1 276 m<sup>2</sup>.







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