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Apartment building

Sold

1 371 m², Prague 2, Nové Město, Palackého náměstí

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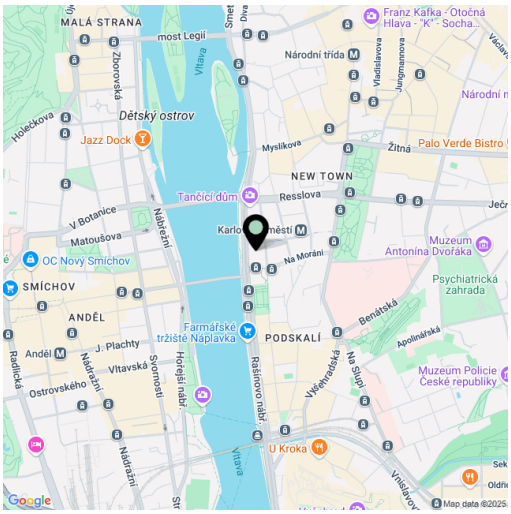
Total gross floor area of the building	1 635 m²
Total net leasable area of the building	1 371 m²
Foot print	425 m²
Parking	-
Cellar	77 m²
PENB	G
Reference number	102004



This half of the "U Přívozu" apartment building was built in the style of Late Historicism, or Neo-Renaissance between 1893 and 1896 at a prestigious address just a few steps from the Vltava embankment. It was designed by prominent Czech architects Ignác Ullmann, author of the riverside Lažanský Palace opposite the National Theater, and Bedřich Münzberger, who designed the Palackého Bridge or the Industrial Palace at the Exhibition Grounds.

Key investment criteria

- **Net floor area of residential units and non-residential units in the building approx. 1,371 sq. m.**
- Gross floor area of the building approx. 1635 sq. m.
- The house has in total **10 housing and 2 non-residential units**
- **Cellars** in the basement with an area of 77.4 sq. m.
- All units are rented with **an annual income of CZK 3,600,000**
- 7 apartments are rented at market rent, 1 apartment has a regulated rent, 1 apartment is rented for life and 1 for 70 years
- Part of the rental of one non-residential space is also an apartment on the 1st floor
- The apartments are being **continuously renovated**
- preserved original architectural elements such as a vaulted segmental vault in the entrance hall, a double-arm staircase decorated with an original cast-iron railing, coffered doors, or terrazzo tiles in the interiors
- The subject of sale is **1/2 co-ownership share in the house**
- Sale by way of **property transfer** (asset deal)
- The building is not divided into units in the owner's declaration.

Property description

- Apartment building from 1893-96; floor plans from 1895
- Named after a former ferry house, which was located nearby, and under the main cornice, supported by brackets, is the inscription "U Přívozu," framed with stucco decorations
- The area of the land is 425 sq. m., of which 126 sq. m. is the courtyard
- 2 underground floors, 6 above-ground floors
- 2 apartments per floor, each with an area of approx. 95 sq. m., two apartments on the 1st underground floor, each with an area of 42.2 sq. m.
- Attic apartment with an area of 180 sq. m. with a terrace
- No elevator in the building

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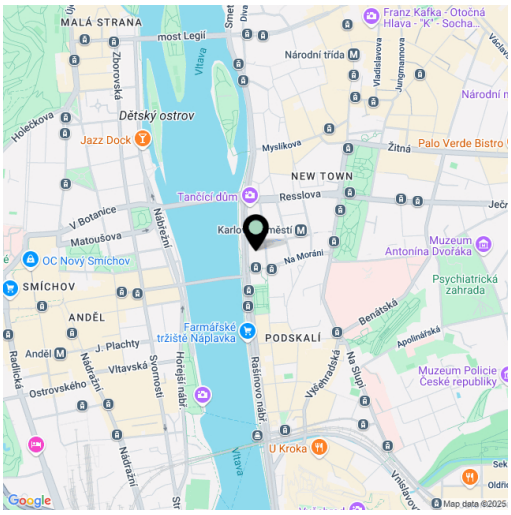

- Facade reconstructed between 1985 and 1990
- Windows are casement from the 80s
- Roof reconstruction and attic extension from 1995
- Original oak parquet floors
- Heating by gas boilers in each unit (1 apartment has an electric boiler)
- 90% of the risers are replaced

Location

- **Central location** with easy access: metro and tram station right in front of the house
- Proximity to extensive green areas such as the Botanical Garden, Vyšehrad, Kateřinská Garden, and Albertovské slopes
- **Popular location of Náplavka** with farmers' markets, cultural events, and sports activities
- Famous restaurants, cafes, and ice cream parlors
- Quick access to medical services
- A complete offer of educational institutions in the vicinity
- A railway bridge with a dedicated sidewalk for pedestrians and cyclists connecting New Town to Smíchov

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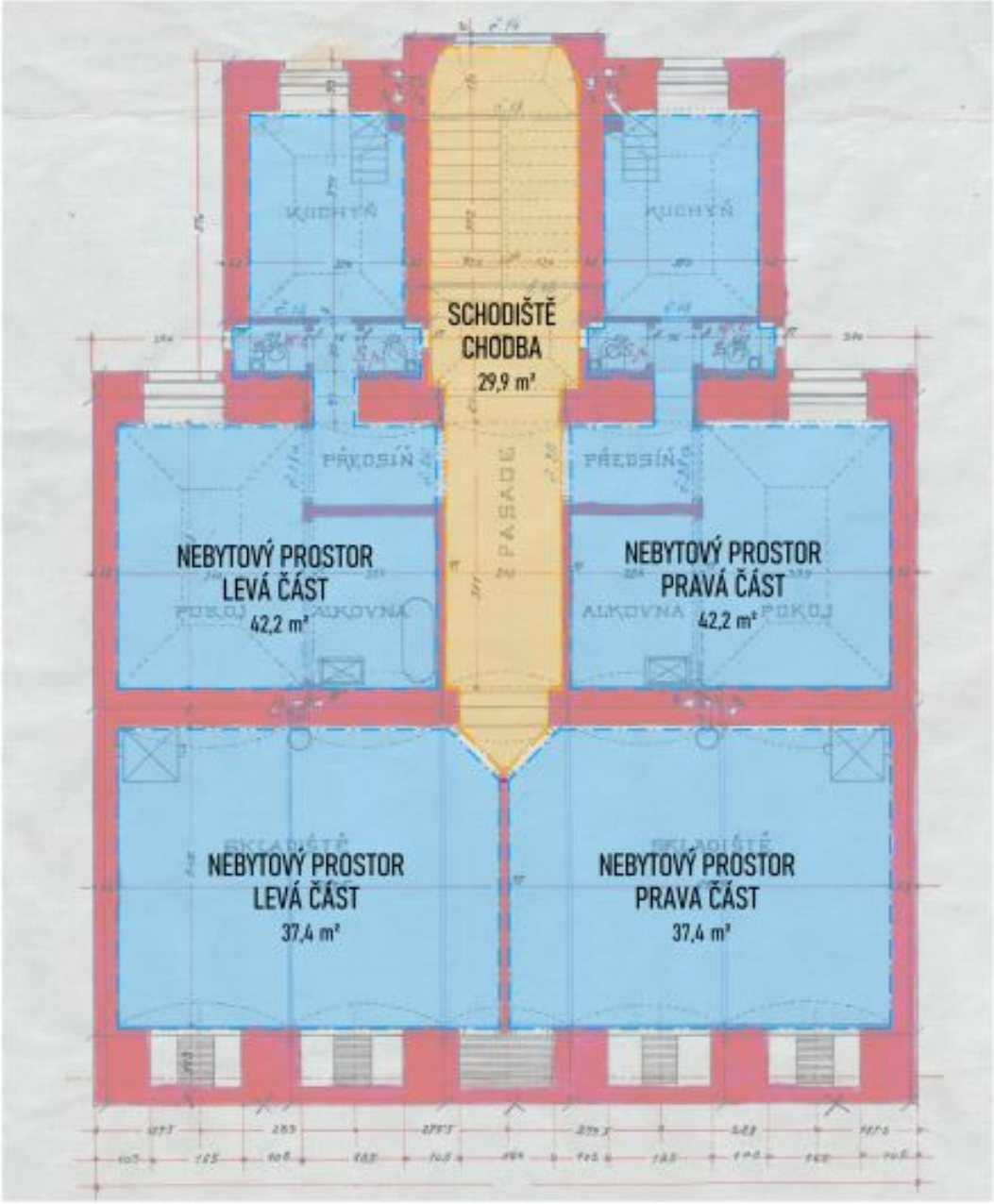

PŮDORYS 1.PP

A3/ M1:75 0 1 2 3 4 5 6 7m

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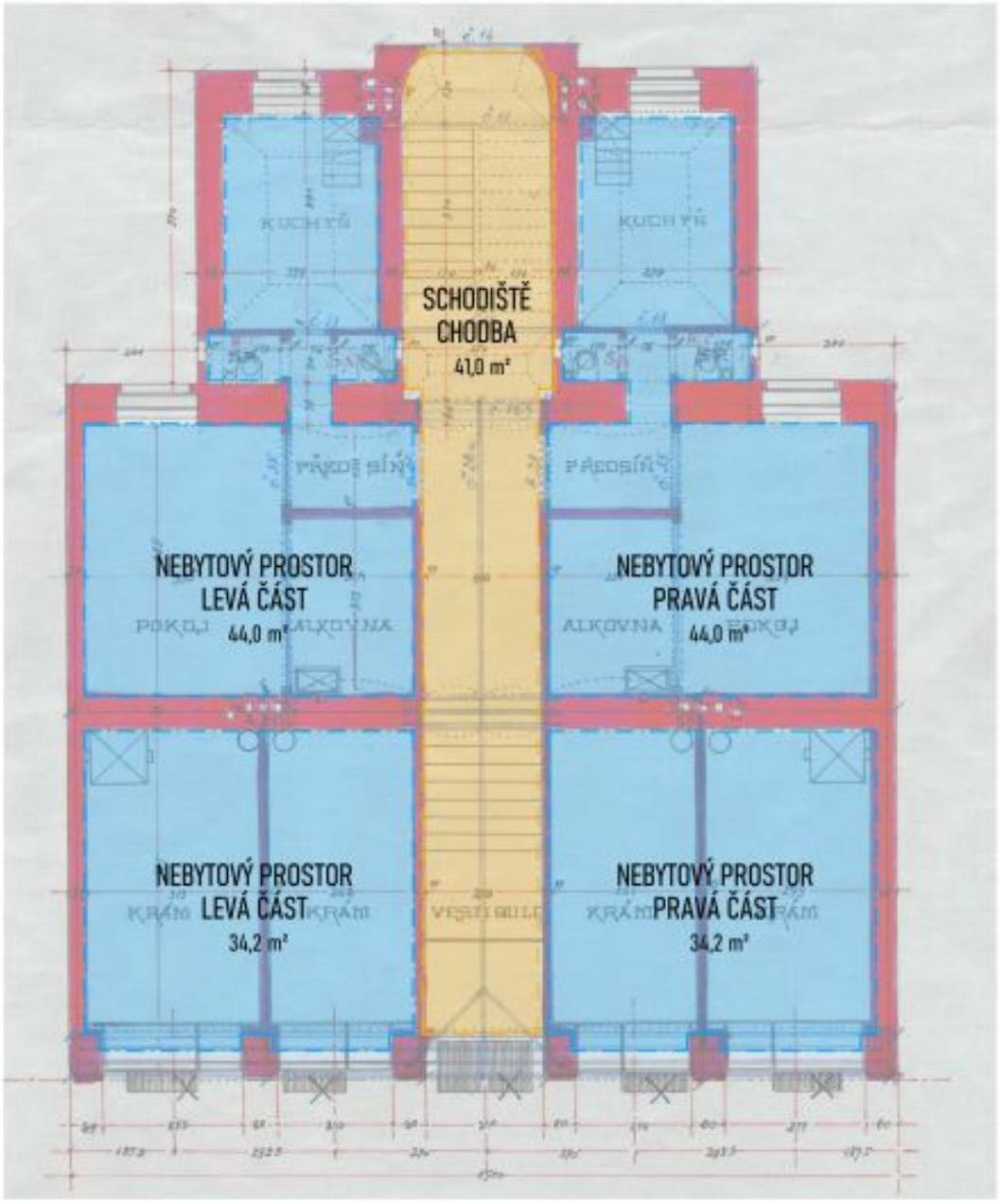

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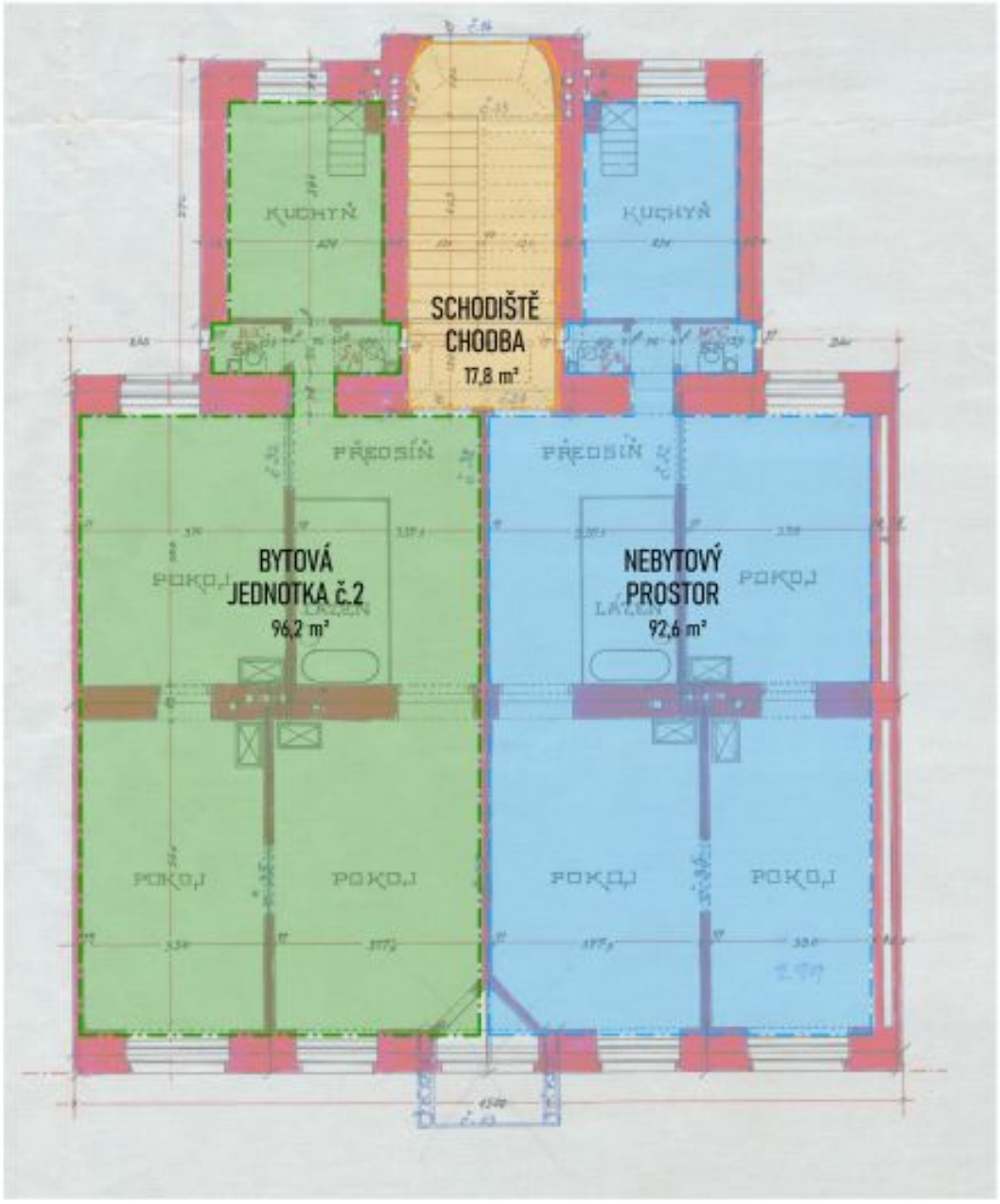

PŮDORYS 2.NP

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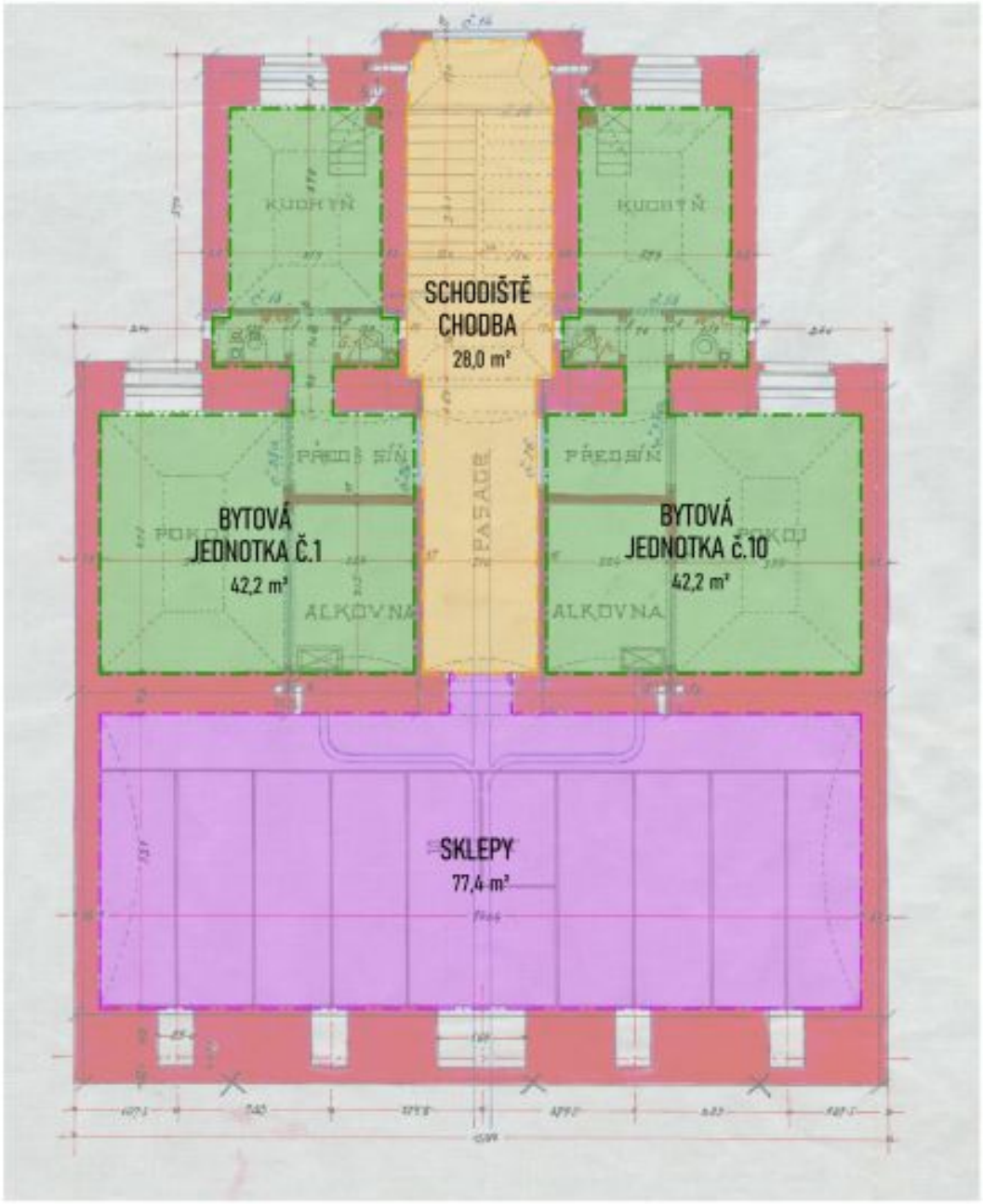

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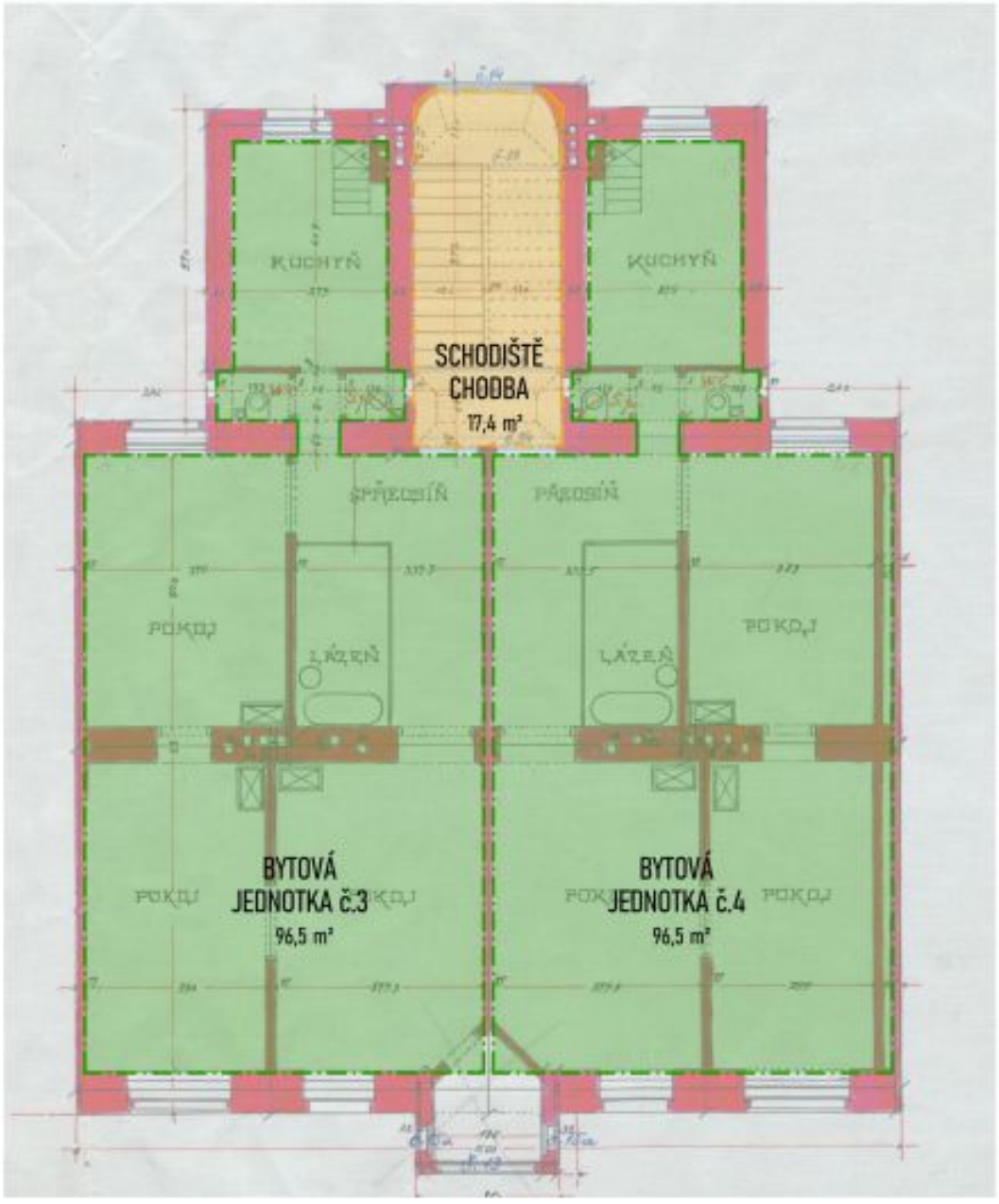

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