



Office space

Prague 8, Dolní Chabry, Spořická

€ 782 054 | CZK 19 000 000





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Available area	359 m ²
Tenant consumption	—
Parking	Parking in front of the house
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104404

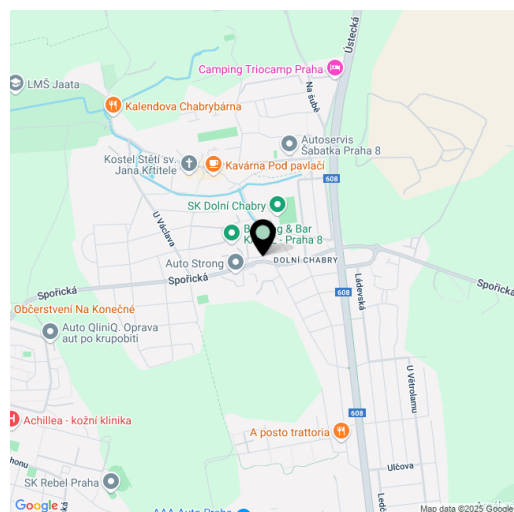
This brick house with a basement suitable for complete reconstruction with the possibility of creating office space, restoring a restaurant, or potential conversion into an apartment building. One of the oldest historic buildings in the Prague 8 – Dolní Chabry district, located near a future tram line. Part of the offer is a study for a mixed-use building with 7 residential units and a food service operation, for example as a bistro with a delicatessen or a wine shop.

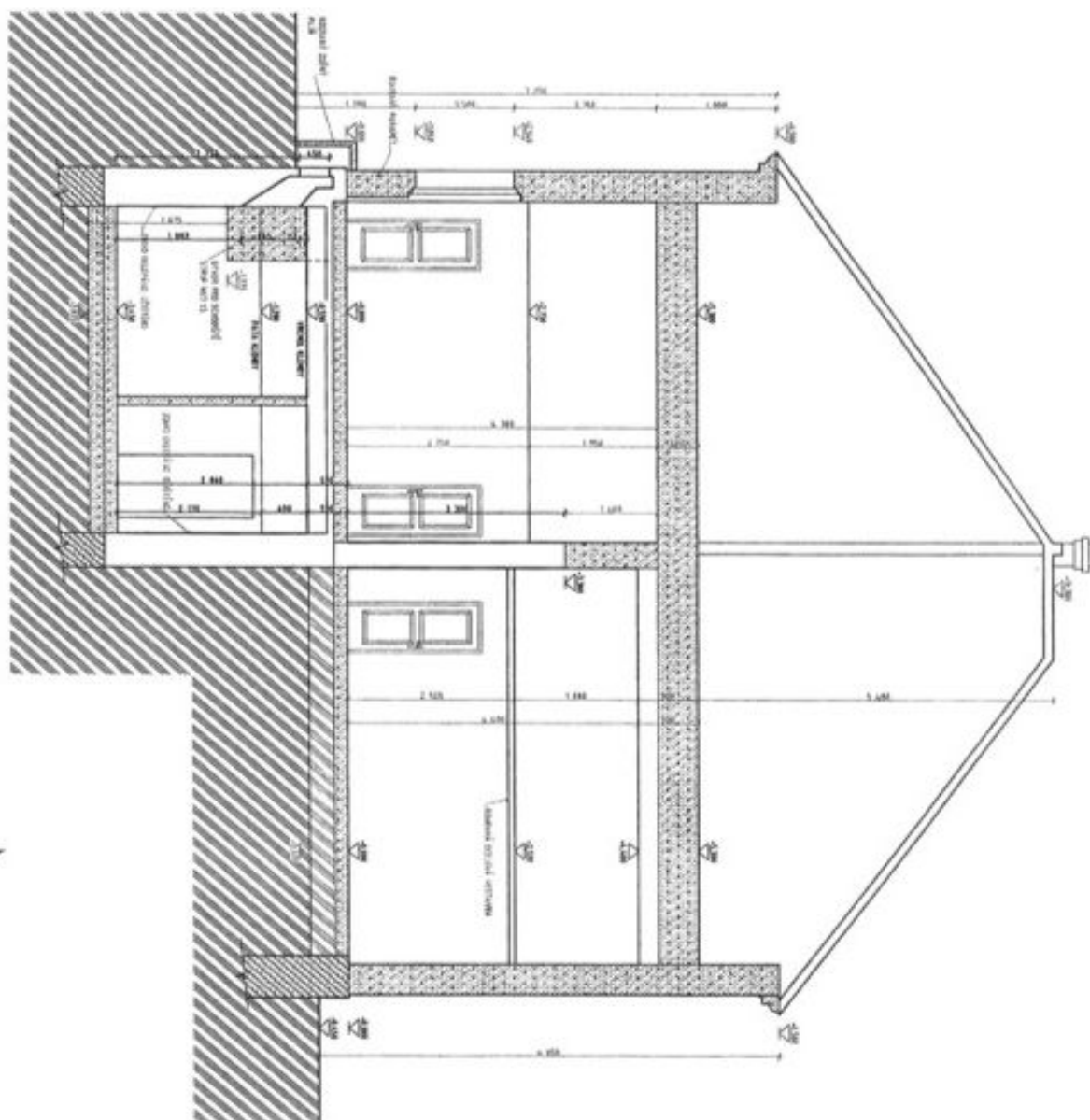
The ground floor currently consists of a former restaurant, an equipped kitchen, storage space, a walk-in wardrobe, and toilets. A large, **beautifully vaulted cellar** extending under the entire building functioned as a storage space, the attic is now unused.

Mentions of the building date back to the 16th century; it is also known, that in **1910**, the building was expanded and the original thatched roof was replaced. The current state of the building requires **renovation or demolition** (the building is not listed). Heating and hot water are provided by gas boiler. According to the study, a new building with a **restaurant** on the ground floor and **7 small apartments** (studios and 1-bedrooms) can be built on the 1st and 2nd floors. The floor area of each floor would be approximately 200 m². This project has already been approved by the Department of Regional Planning. Adjacent to the house is a **south-facing garden** (courtyard) with a size of approx. 150 m². In the real estate cadastre, it is zoned as **civic amenities**. The impressive cellar can be used for **storing wine**.

The place is **excellently accessible** via the local asphalt road. There is a bus stop at a convenient distance, and there will also be a **tram stop** on the newly built line to Zdiby within walking distance. You can easily connect to the **D8 highway** by car. The neighborhood has a restaurant, a cafe, **outdoor and indoor sports fields**, a post office, a grocery store, and an elementary school. The attractiveness of this part of Prague is enhanced by the nearby **nature parks** on both sides of the **Vltava River valley**, as well as the nearby **Ďáblický Grove**.

Usable area 359.52 m², built-up area is 266 m², garden 152 m², plot 418 m².





HETZ A-A' - POLYMERI KÖR

LEGENDA BAREV

☐	☒
standard construction	standard construction

LEGENDA MATERĂ

	no pattern
	vertical lines
	horizontal lines
	diagonal lines
	cross-hatch

POZNÁMKY

- Strategic management theory and its 21st century evolution
- Strategic management theory: evolution and evolution of the concept (1950s and 1960s)
- Strategic management theory: evolution and evolution of the concept (1970s and 1980s)
- Strategic management theory: evolution and evolution of the concept (1990s and 2000s)
- Strategic management theory: evolution and evolution of the concept (2010s and 2020s)

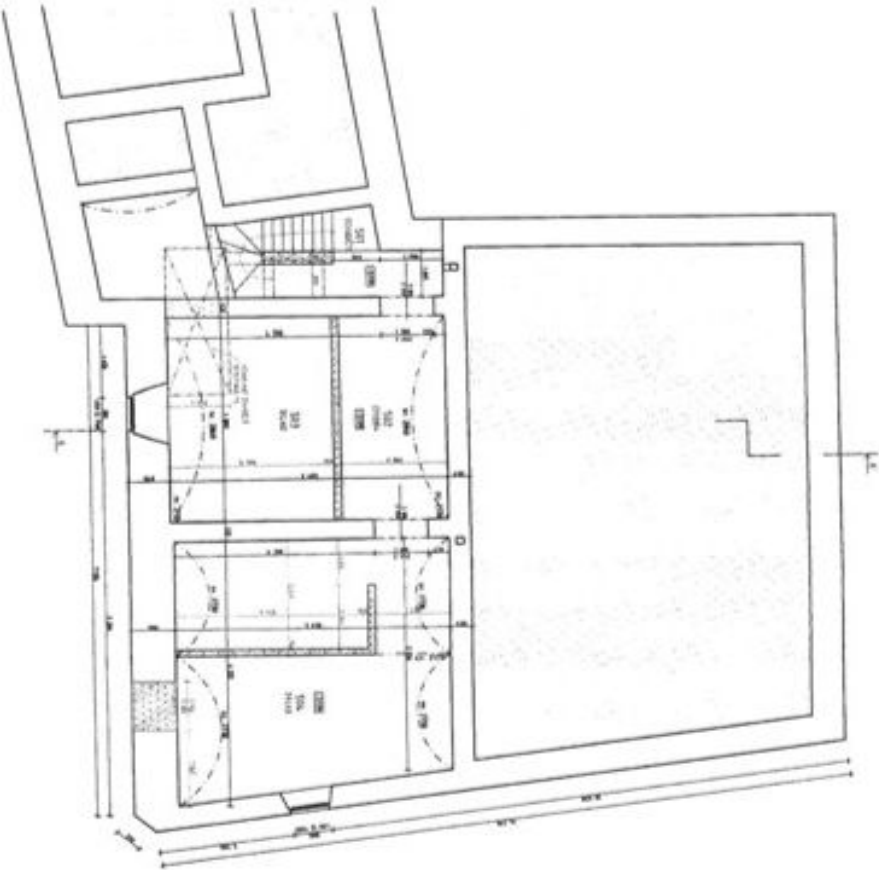
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Prague 8, Dolní Chabry, Spořická

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LEGENDA MATERIÁLŮ

Číslo	Název materiálu	Podklad	Barva	Struktura
1	Podlahy	100	100	100
2	Stěny	100	100	100
3	Stropy	100	100	100
4	Okna	100	100	100
5	Držáky	100	100	100
6	Střešní konstrukce	100	100	100
7	Střešní izolace	100	100	100
8	Střešní krytina	100	100	100
9	Střešní okna	100	100	100
10	Střešní ventilace	100	100	100

LEGENDA BARVY

Číslo	Název barvy	Podklad	Barva
1	Podlahy	100	100
2	Stěny	100	100
3	Stropy	100	100
4	Okna	100	100
5	Držáky	100	100

LEGENDA MATERIÁLŮ

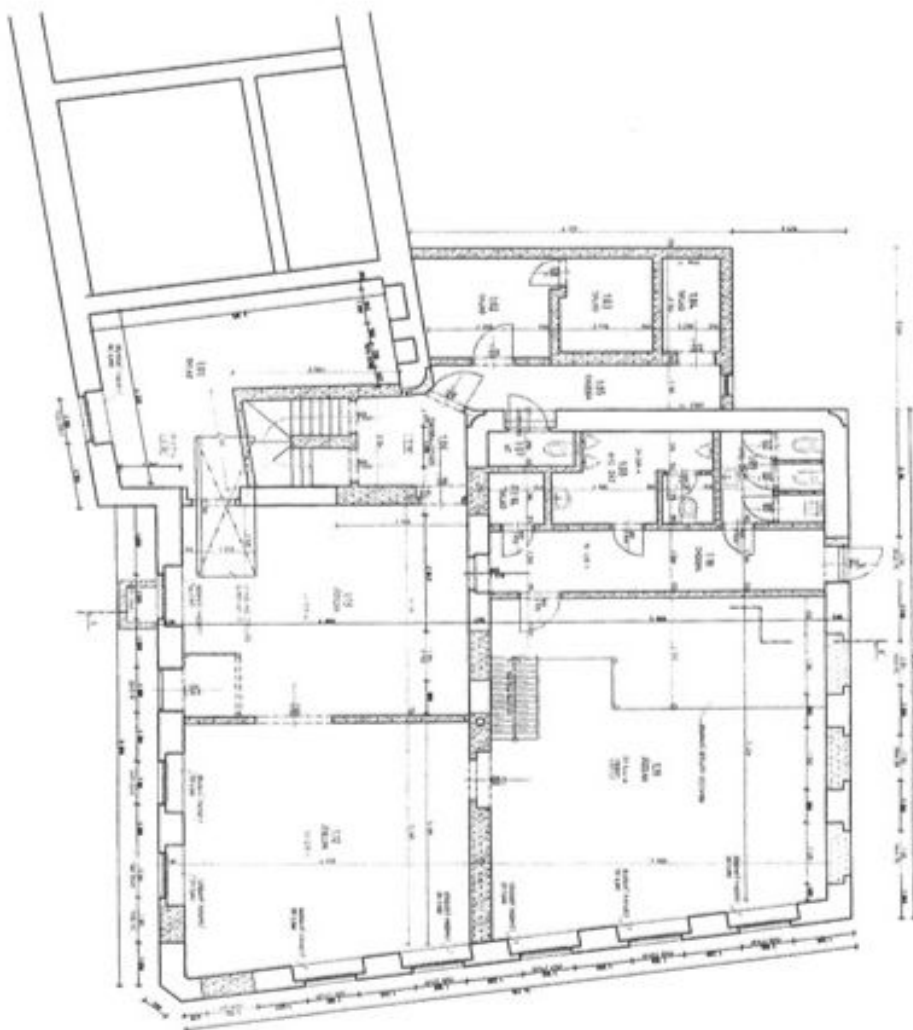
Číslo	Název materiálu	Podklad	Barva	Struktura
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2	Stěny	100	100	100
3	Stropy	100	100	100
4	Okna	100	100	100
5	Držáky	100	100	100

POZNÁMKY

1. Všechny rozměry jsou v mm.
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9. Všechny rozměry jsou v mm.
10. Všechny rozměry jsou v mm.

Administrativní údaje projektu

Objekt	Průmyslová budova
Adresa	Prague 8, Dolní Chabry, Spořická
Stavba	Průmyslová budova
Průběh	Průmyslová budova
Průběh	Průmyslová budova
Průběh	Průmyslová budova
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Průběh	Průmyslová budova



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LEGENDA BARRA

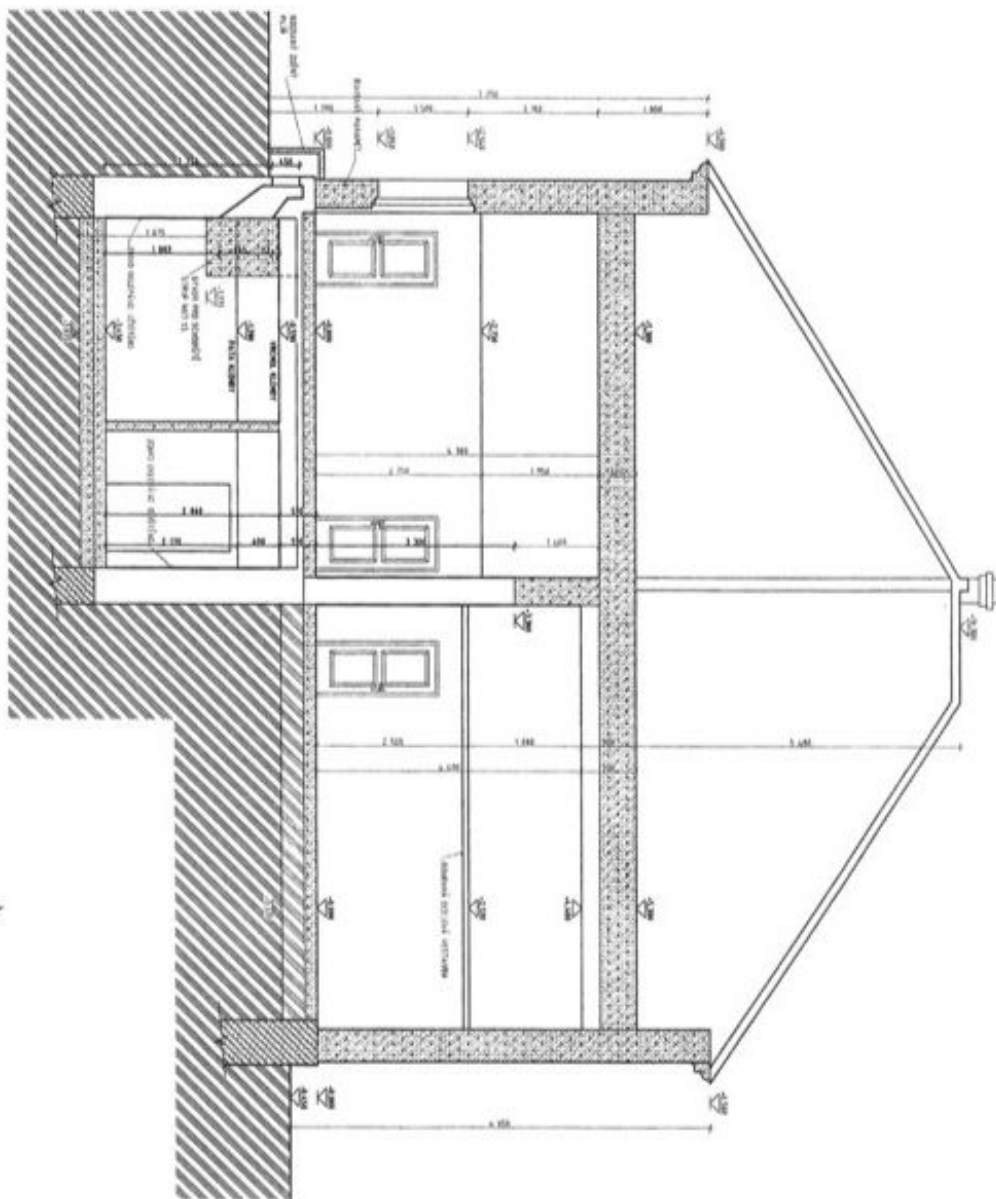
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LEGENDA MATERIAL

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POZNANIE

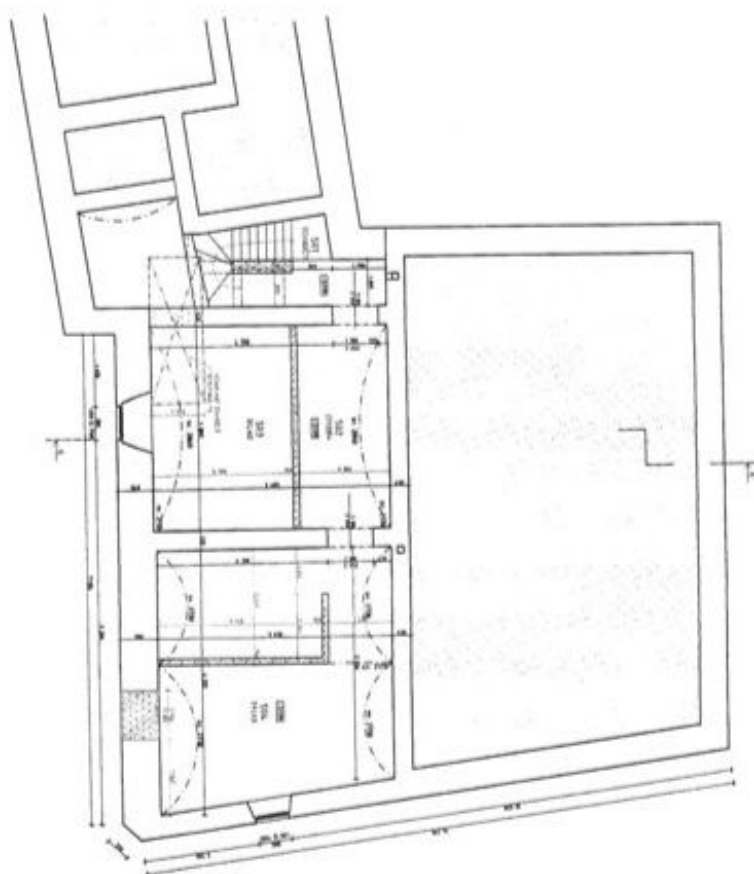
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PZ A-A' - POLYMER, INC.

[illegible]

Prague 8, Dolní Chabry, Spořická



1	subject identifier	subject age	subject gender	subject height (cm)	subject weight (kg)
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72					

LEGENDA MAPA

1000

LEGENDA MATERIALI

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POZNAWKY

1. The following are the four types of the
2. The following are the four types of the
3. The following are the four types of the
4. The following are the four types of the