



Retail space

359 m², Prague 8, Dolní Chabry, Spořická

€ 780 608 | CZK 19 000 000



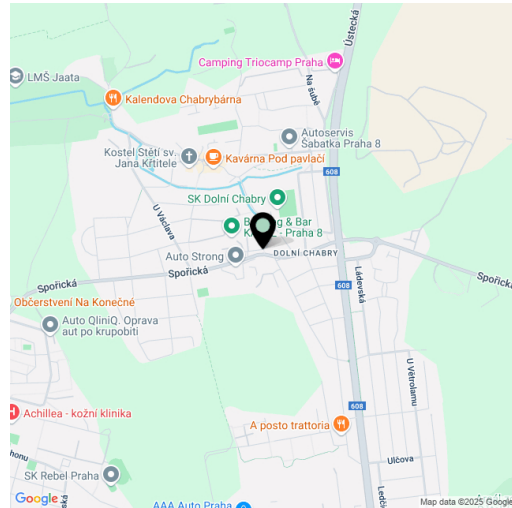


Retail space

359 m², Prague 8, Dolní Chabry, Spořická

€ 780 608 | CZK 19 000 000

Total area	359 m²
Parking	Parking in front of the house
PENB	G
Reference number	104406



This brick house with a basement suitable for complete reconstruction with the possibility of restoring a restaurant, creation of a retail space, or potential conversion into an apartment building is one of the oldest historic buildings in the Prague 8 – Dolní Chabry district, located in a highly visible and accessible spot near a future tram line. Part of the offer is a study for a 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.

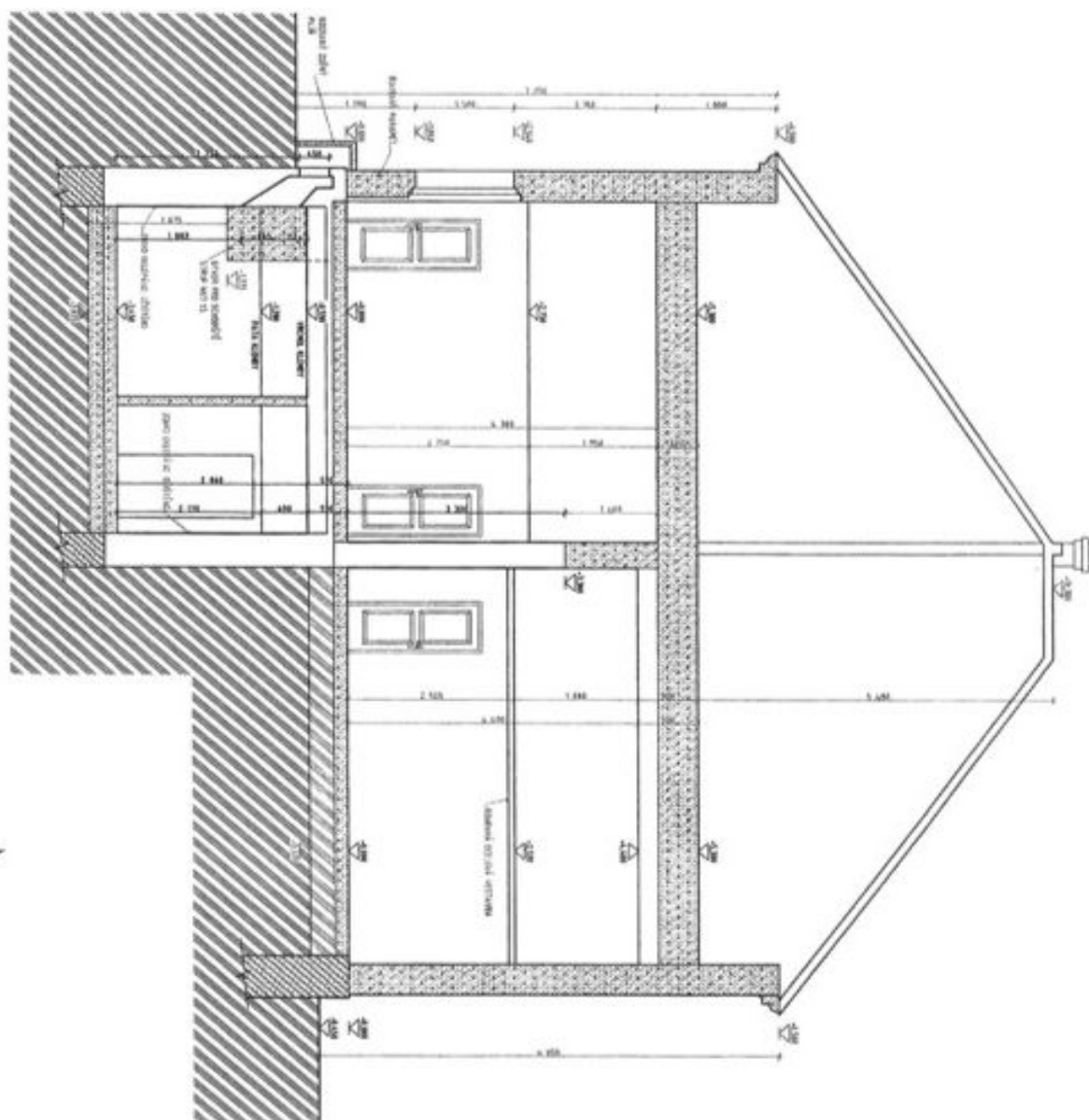
The house is historically connected to the **hospitality industry**—a tavern has allegedly been operating here **since at least the 16th century**. In 1910, the building was expanded and the original thatched roof was replaced. The current state of the building requires **renovation** or **demolition** (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.

359 m², Prague 8, Dolní Chabry, Spořická

HEZ A-A' - POLYMERI, KOTI



01/78	STATUS OF ORDER	1
2ND RECEIPT	1. ORDER RECEIVED	1
3RD RECEIPT	2. ORDER SHIPPED	1
4TH RECEIPT	3. ORDER DELIVERED	1
5TH RECEIPT	4. ORDER RETURNED	1
6TH RECEIPT	5. ORDER CANCELLED	1
7TH RECEIPT	6. ORDER REOPENED	1
8TH RECEIPT	7. ORDER REOPENED	1
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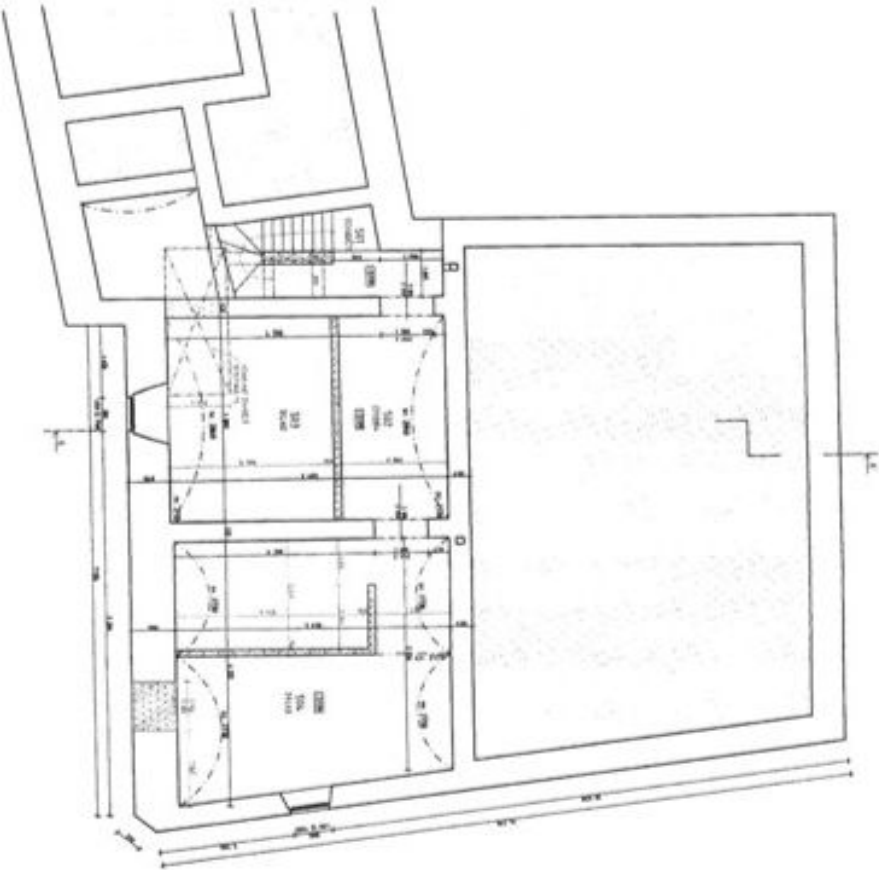
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Retail space

359 m², Prague 8, Dolní Chabry, Spořická

€ 780 608 | CZK 19 000 000



LEGENDA MATERIÁLŮ

Číslo	Název materiálu	Podlaží	Podlaží	Podlaží
1	Podlahová dlažba	1. podlaží	2. podlaží	3. podlaží
2	Stěnová omítka	1. podlaží	2. podlaží	3. podlaží
3	Stropní omítka	1. podlaží	2. podlaží	3. podlaží
4	Stěnová izolace	1. podlaží	2. podlaží	3. podlaží
5	Stropní izolace	1. podlaží	2. podlaží	3. podlaží
6	Stěnová izolace	1. podlaží	2. podlaží	3. podlaží
7	Stropní izolace	1. podlaží	2. podlaží	3. podlaží
8	Stěnová izolace	1. podlaží	2. podlaží	3. podlaží
9	Stropní izolace	1. podlaží	2. podlaží	3. podlaží
10	Stěnová izolace	1. podlaží	2. podlaží	3. podlaží

LEGENDA MATERIÁLŮ

Podlahová dlažba

Stěnová omítka

Stropní omítka

Stěnová izolace

Stropní izolace

Stěnová izolace

Stropní izolace

Stěnová izolace

Stropní izolace

Stěnová izolace

POZNÁMKY

1. Podlahová dlažba je provedena v celém prostoru podlaží.

2. Stěnová omítka je provedena v celém prostoru podlaží.

3. Stropní omítka je provedena v celém prostoru podlaží.

4. Stěnová izolace je provedena v celém prostoru podlaží.

5. Stropní izolace je provedena v celém prostoru podlaží.

6. Stěnová izolace je provedena v celém prostoru podlaží.

7. Stropní izolace je provedena v celém prostoru podlaží.

8. Stěnová izolace je provedena v celém prostoru podlaží.

9. Stropní izolace je provedena v celém prostoru podlaží.

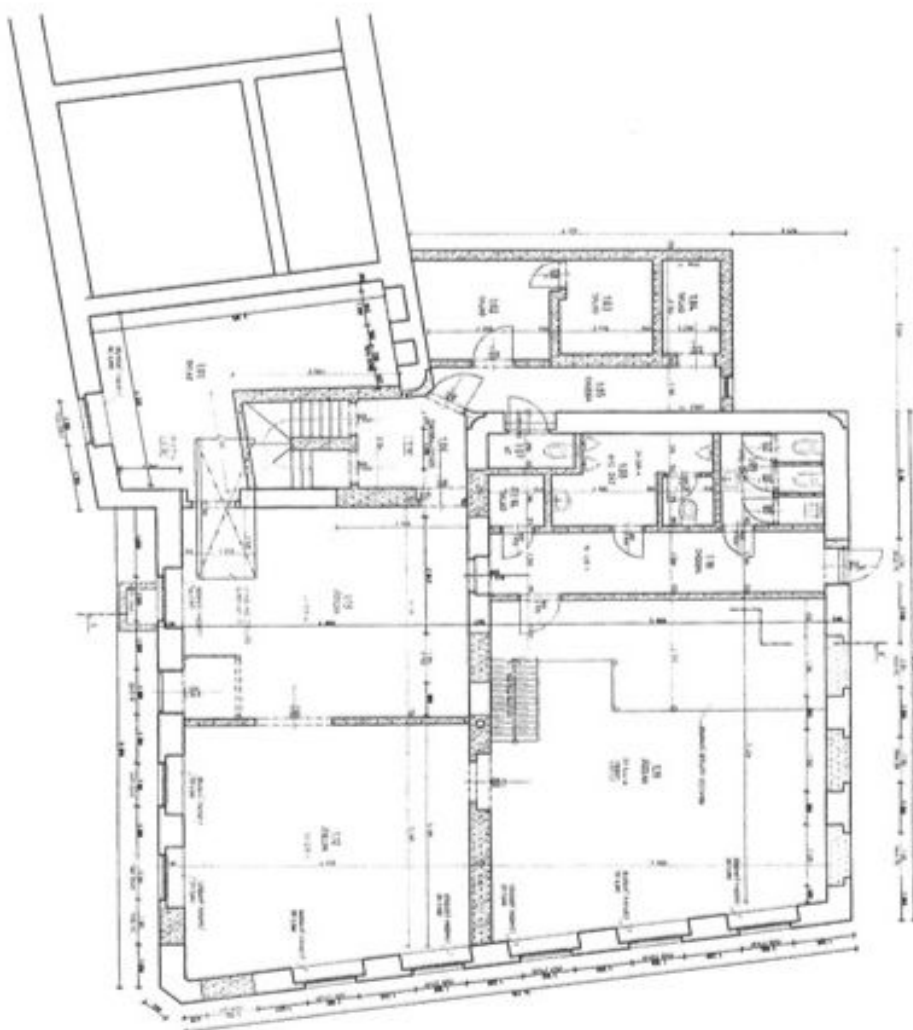
10. Stěnová izolace je provedena v celém prostoru podlaží.

Administrativní údaje projektu

Název projektu	Průmyslová zóna Spořická 28/28A
Adresa	Prague 8, Dolní Chabry
Investor	SVOBODA & WILLIAMS s.r.o.
Architekt	SVOBODA & WILLIAMS s.r.o.
Stavba	Průmyslová zóna Spořická 28/28A
Průmyslová zóna Spořická 28/28A	

359 m², Prague 8, Dolní Chabry, Spořická

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LEONORA WISCONSIN									
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LUDWIG MISTUNDT

LEGENDA: BARRA

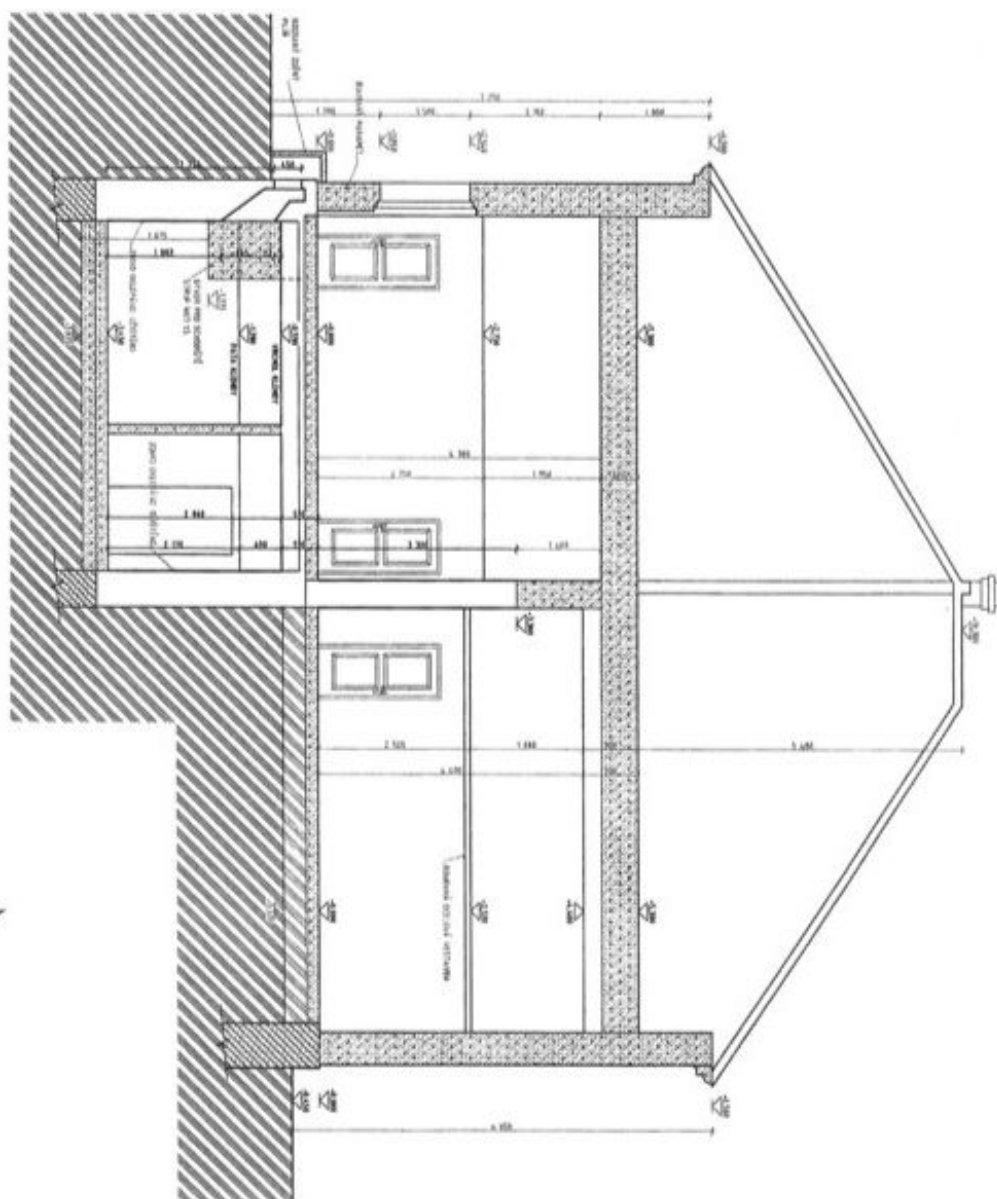
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LEGENDA MATERIALI

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POZNANŹ

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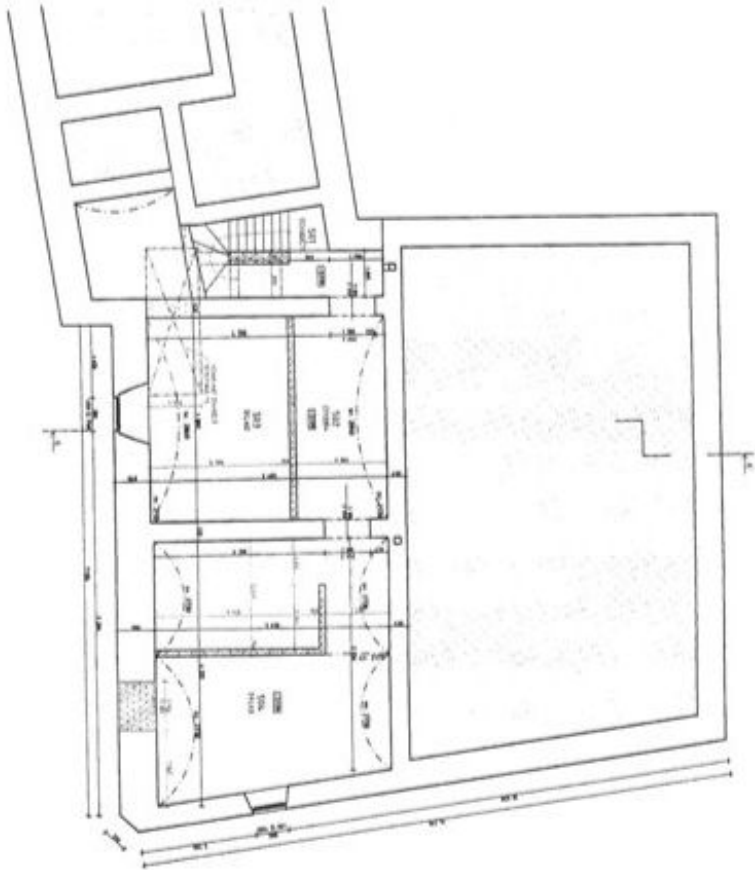
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Retail space

359 m², Prague 8, Dolní Chabry, Spořická

€ 780 608 | CZK 19 000 000



LEGENDA PRÍSLUŠNOSTÍ

Číslo	Název	Symbol	Legenda
1	Strop	[Symbol]	Strop
2	Stěna	[Symbol]	Stěna
3	Podlaha	[Symbol]	Podlaha
4	Okno	[Symbol]	Okno
5	Držák	[Symbol]	Držák
6	Staircase	[Symbol]	Staircase

LEGENDA MATERIÁLŮ

Číslo	Název	Symbol	Legenda
1	Strop	[Symbol]	Strop
2	Stěna	[Symbol]	Stěna
3	Podlaha	[Symbol]	Podlaha
4	Okno	[Symbol]	Okno
5	Držák	[Symbol]	Držák
6	Staircase	[Symbol]	Staircase

POZNÁMKY

1. Všechny rozměry jsou v mm a jsou zaokrouhleny na celé mm.

2. Všechny rozměry jsou v mm a jsou zaokrouhleny na celé mm.

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