



Apartment building

€ 1 191 454 | CZK 29 000 000

1807 m², Prague 4, Nusle, náměstí Bratří Synků





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1 807 m², Prague 4, Nusle, náměstí Bratří Synků

Total net leasable area of the building	1 807 m²
Plot	760 m²
Foot print	760 m²
Parking	-
Cellar	-
PENB	F
Reference number	108468

Offer of a 2/9 co-ownership share in a brick apartment building with both residential and commercial units. Excellent location directly on Bratří Synků Square, near the future Line D metro station.

Key investment criteria

- net floor area: **1,807.4 m²**
 - residential units floor area: 784.7 m² (11 units)
 - commercial units floor area: 1,022.7 m² (2 units)
- plot: 760 m²
- zoning plan: SV – Generally mixed-use
- the subject of the sale is a **2/9 co-ownership share**

Property description

- masonry building from 1907, rear extension added in 1936, gradual renovation since 1992
- 1 underground and 6 above-ground floors (5th floor is a habitable attic)
- 11 residential units + 1 semi-residential unit; apartment layouts: studio, 1-bedroom with kitchenette, 1-bedroom, 2-bedroom
- non-residential premises: 2 retail units
- elevator
- heating provided by a gas boiler room

Location

- situated at the upper end of Bratří Synků Square with a landscaped park
- all civic amenities within easy reach
- excellent transport accessibility
- just 5 minutes by public transport from the city center
- only a few steps from an upcoming metro line D station
- within walking distance to the Praha-Vršovice Railway Station with domestic and international connections
- close to parks

