



## Apartment building

939 m<sup>2</sup>, Prague 9, Vysočany, K Žižkovu

Ask for price

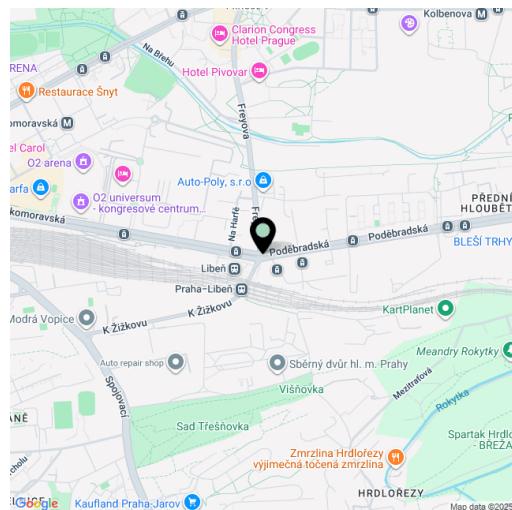




## Apartment building

**Ask for price**939 m<sup>2</sup>, Prague 9, Vysočany, K Žižkovu

Total gross floor area of the building	1173 m <sup>2</sup>
Total net leasable area of the building	939 m <sup>2</sup>
Plot	422 m <sup>2</sup>
Foot print	422 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	G
Reference number	109935



**This four-story residential building in a rapidly developing part of Prague offers an attractive investment potential, taking into account the planned development on the neighboring plot. Its strategic location near the Libeň Railway Station, the O2 Arena, and Českomoravská metro station ensures excellent transport accessibility and a wide range of possible uses.**

**Key investment criteria**

- property suitable for development purposes
- adjacent plot offers an opportunity to merge the land into a single site with significant development potential
- **current net lettable area: 936.2 m<sup>2</sup>**
  - residential units: 709 m<sup>2</sup>
  - commercial units: 227.2 m<sup>2</sup>
- plot size: 422 m<sup>2</sup> located within a heritage-protected area
- **current gross annual income exceeding CZK 1.6 million**
- location with excellent transport accessibility

**Property description**

- historical building featuring significant architectural elements: **corner bay windows**, façade cornices
- 4 above-ground floors
- 6 residential units ranging from 1-bedroom to 3-bedroom layout
- non-residential premises and a garage
- gas boiler heating

**Location**

Vysočany is a dynamically developing district of Prague with excellent transport accessibility and **complete civic amenities**. Quick connections to the city center and other parts of Prague are provided by the Českomoravská metro station, trams, and trains from Praha–Libeň Railway Station. The immediate vicinity includes shopping centers, sports and cultural venues including the **O2 Arena**, schools, healthcare facilities, and parks for leisure activities.