



Retail space Three-bedroom (4+1)

€ 410 846 | CZK 10 000 000

163 m², Prague 4, Šeberov, K Šeberovu



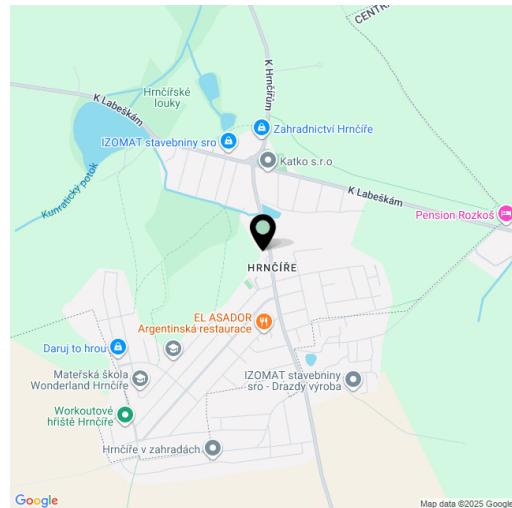


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Total area	163 m ²
Parking	4 outdoor parking spaces owned by the Municipality
PENB	C
Reference number	110011



An offer of a commercial unit with the possibility of 4 parking spaces on the ground floor of the Statek Šeberov residential project, located right by the Hrnčíře bus stop and along the busy road connecting Prague 4 with the town of Jesenice.

Property description

- **historic building** of a former monastery
- final inspection in 2015, minor renovations in 2024
- layout: 4 rooms, kitchen, bathroom with shower and toilet
- **4 separate entrances offering versatile use: medical practice, office, shop, showroom, or company headquarters**
- possibility of **4 parking spaces** directly in front of the building – owned by the Municipality of Šeberov
- **usable area including cellar: 144.24 m²**
- **use of a courtyard with separate entrance**
- cellar with vaulted ceilings: 25.50 m²
- **plastic windows** in oak décor with double glazing
- floating floors in one room, tiles elsewhere
- heating provided by a Vaillant gas boiler

Location

The commercial premises are located in a quiet and increasingly sought-after part of Prague 4, surrounded by greenery and residential housing with the atmosphere of a suburban village, yet offering **excellent accessibility to the city center**. Full civic amenities are available in Prague 4-Chodov or Jesenice. Transport connections are provided by bus services to the **Opavov metro station**, with the added advantage of nearby access to the Prague Ring Road and the D1 highway.

Floor area 137.5 m², cellar 25.50 m².