



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 m²
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 Opatov 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.

