



## Land

422 m², Prague 9, Vysočany, K Žižkovu

Ask for price







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|                  |               |
|------------------|---------------|
| Price per sq. m. | Ask for price |
| Total area       | 422 m²        |
| Land type        | Housing       |
| Reference number | 110732        |

This plot with significant investment potential due to the planned development of neighboring parcels has a strategic location near the Prague-Libeň Railway Station, O2 Arena, and Českomoravská metro station. The plot includes a four-story residential building.

## 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**
- plot size: 422 m², located within a heritage-protected area
- location with excellent transport accessibility
- a residential building currently stands on the plot:
  - **net rentable area: 936.2 m²**
    - residential units: 709 m²
    - commercial units: 227.2 m²
  - **current gross annual yield: approx. CZK 1.6 million**
  - potential of attic conversion/expansion
- location with excellent infrastructure and transport accessibility

## Property description:

- corner plot
- historic building
  - significant architectural features: **corner bay windows**, façade cornices
  - 4 above-ground floors
  - 6 residential units, ranging from 1-bedroom to 3-bedroom
  - commercial spaces and 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.

