



Apartment building

€ 4 005 752 | CZK 97 500 000

4 242 m², Praha-východ, Brandýs nad Labem-Stará Boleslav





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Total net leasable area of the building	4 242 m ²
Plot	4 586 m ²
Foot print	2 749 m ²
Parking	Yes
Cellar	Yes
PENB	G
Reference number	112071

This new residential project proposes the redevelopment of a mixed-use building in the very center of Brandýs nad Labem, in the immediate proximity of a Renaissance château, a school, and a swimming pool. The complex will offer a total of 50 apartments with layouts ranging from studios to four-room units, as well as premises for a kindergarten and a music school, commercial units, a café, and a restaurant.

Key investment criteria

- total usable residential area: 3,127.5 m² (50 units)
- total usable area of semi-residential units: 358.8 m² (10 units)
- total usable area of commercial units: 756 m² (7 units)
- basement/storage areas: 274.74 m²
- plot: 4,586 m²
- current net income: CZK 1,309,336 p.a.
- 133 parking spaces
- the project is in the phase of applying for development consent
- a planning agreement with the city has been concluded
- the project preserves heritage-protected structures and vaulted ceilings
- prime location in the city center
- sale structure: SPV (share deal)

Project description

- the project includes the development of:
 - a total of 50 apartments with layouts ranging from studios to four-room units:
 - 5 studio units (1+kk)
 - 23 one-bedroom units (2+kk)
 - 11 two-bedroom units (3+kk)
 - 11 three-bedroom units (4+kk)
 - a total of 10 semi-residential units with layouts from studios to one-bedroom units:
 - 7 semi-residential units (1+kk)
 - 3 semi-residential units (2+kk)
- upon completion, the complex will consist of four buildings: SO01, SO02,



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SO03, and SO04. Building SO01

- new building with a rectangular footprint with **barrier-free entrance** with direct street access
- 1 above-ground floor and attic
- the building will house: a kindergarten with facilities and a playroom, a music school, **two additional commercial units**

Building SO02

- the largest building in the complex, combining an existing structure with new construction.
- existing section
 - 2 above-ground floors plus attic
 - ground floor includes: access to underground garages, 2 commercial units, utility room, bicycle/stroller storage, main entrance to the residential building
 - the upper floors are intended for residential use
- new section
 - 3 above-ground floors and 1 underground floor
 - the modern structure is divided into **three residential buildings with separate entrances** from the inner courtyard
 - apartments feature **floor-to-ceiling windows, balconies, and terraces**
 - **113 parking spaces** in a shared underground garage (with a car lift system allowing 3 cars vertically)
 - basement storage units
 - **elevator**

Building SO03

- existing building with a rectangular footprint, directly accessible from the street and with a pedestrian passage to the inner courtyard
- 2 above-ground floors and an attic
- the ground floor houses **a café** and the main entrance to the residential building
- residential units will be located on the 2nd floor and in the attic

Building SO04

- existing building with a rectangular footprint
- 1 above-ground floor and an attic
- the ground floor contains an **established restaurant**, which is fully preserved as part of the project
- a new residential attic extension, accessible via an external staircase,



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will offer 4 one-bedroom apartments (2+kk)

Location

The twin town of **Brandýs nad Labem-Stará Boleslav**, located in the Prague-East district, has approximately 20,000 inhabitants. Thanks to the nearby Exit 10 of the D10 highway, **Černý Most** can be reached in 12 minutes by car. An alternative to private transport is a bus connection to the metro (line B). The location offers full civic amenities and provides an ideal environment for family living with everything essential within easy reach. The surrounding area features several bike routes, a sports airfield, an artificial whitewater slalom channel, and two sports complexes. Various sports and cultural events take place at the well-known **Proboštská Lakes**. Leisure opportunities also include walks and trips along both banks of the Elbe River or visits to Lázně Toušeň Spa.



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