



Office space

Prague 8, Dolní Chabry, Spořická

€ 810 866 | CZK 20 000 000





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Available area	359 m²
Tenant consumption	—
Parking	Parking in front of the house
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104404

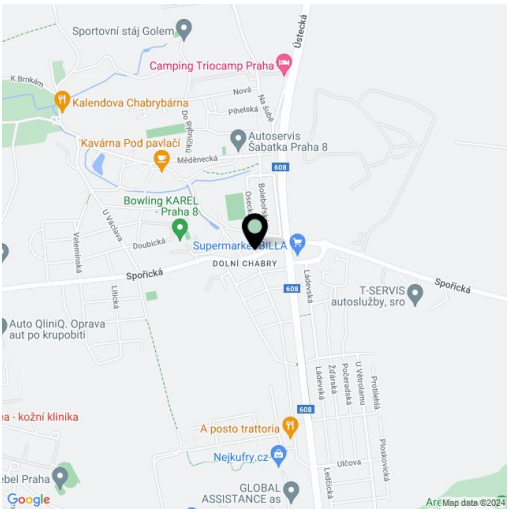
This brick house with a basement suitable for complete reconstruction with the possibility of creating office space, restoring a restaurant, or potential conversion into an apartment building. One of the oldest historic buildings in the Prague 8 – Dolní Chabry district, located near a future tram line. Part of the offer is a study for a mixed-use building with 7 residential units and a food service operation, for example as a bistro with a delicatessen or a wine shop.

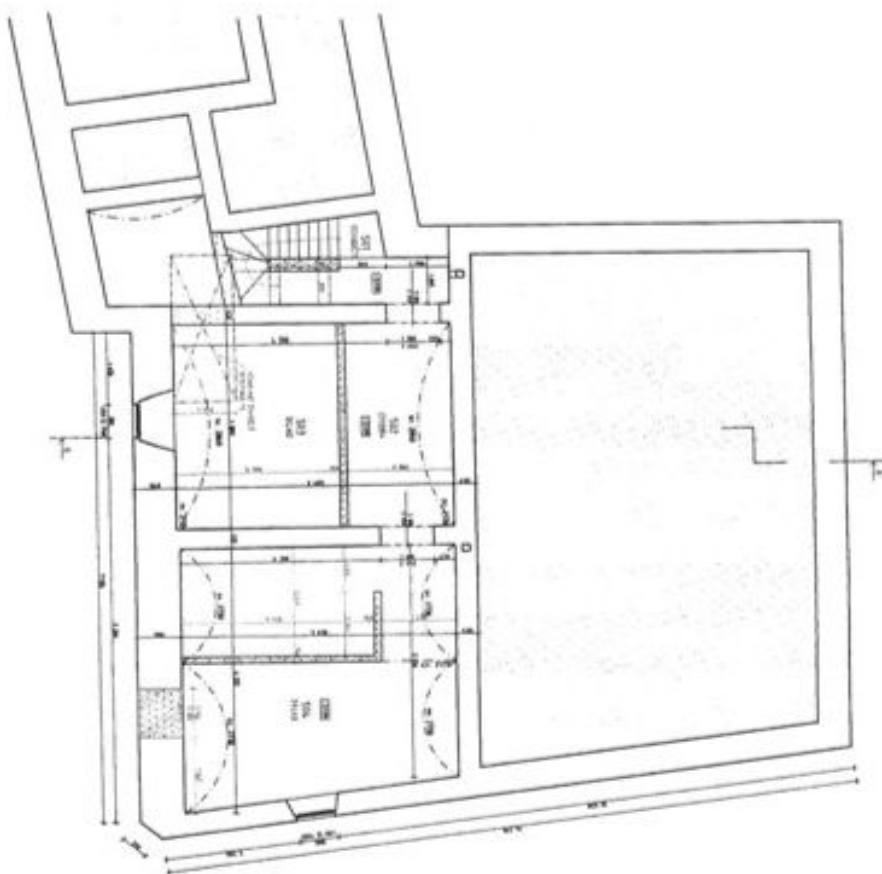
The ground floor currently consists of a former restaurant, an equipped kitchen, storage space, a walk-in wardrobe, and toilets. A large, beautifully vaulted cellar extending under the entire building functioned as a storage space, the attic is now unused.

Mentions of the building date back to the 16th century; it is also known, that in 1910, the building was expanded and the original thatched roof was replaced. The current state of the building requires renovation or demolition (the building is not listed). Heating and hot water are provided by gas boiler. According to the study, a new building with a restaurant on the ground floor and 7 small apartments (studios and 1-bedrooms) can be built on the 1st and 2nd floors. The floor area of each floor would be approximately 200 m². This project has already been approved by the Department of Regional Planning. Adjacent to the house is a south-facing garden (courtyard) with a size of approx. 150 m². In the real estate cadastre, it is zoned as civic amenities. The impressive cellar can be used for storing wine.

The place is excellently accessible via the local asphalt road. There is a bus stop at a convenient distance, and there will also be a tram stop on the newly built line to Zdiby within walking distance. You can easily connect to the D8 highway by car. The neighborhood has a restaurant, a cafe, outdoor and indoor sports fields, a post office, a grocery store, and an elementary school. The attractiveness of this part of Prague is enhanced by the nearby nature parks on both sides of the Vltava River valley, as well as the nearby Ďáblický Grove.

Usable area 359.52 m², built-up area is 266 m², garden 152 m², plot 418 m².





id	data element	known val	estimated value [mean]	actual, known [std]	estimated [std]
1	height	160	6.0 ft (1.83 m)	estimated 200	actual 160 (1.83 m)
2	weight	140	6.0 ft (1.83 m)	estimated 200	actual 140 (1.83 m)
3	age	30	6.0 ft (1.83 m)	estimated 200	actual 30 (1.83 m)
4	sex	MALE	6.0 ft (1.83 m)	estimated 200	actual 30 (1.83 m)
5	hair	BLK	6.0 ft (1.83 m)	estimated 200	actual 30 (1.83 m)

LEGENDA BAREV

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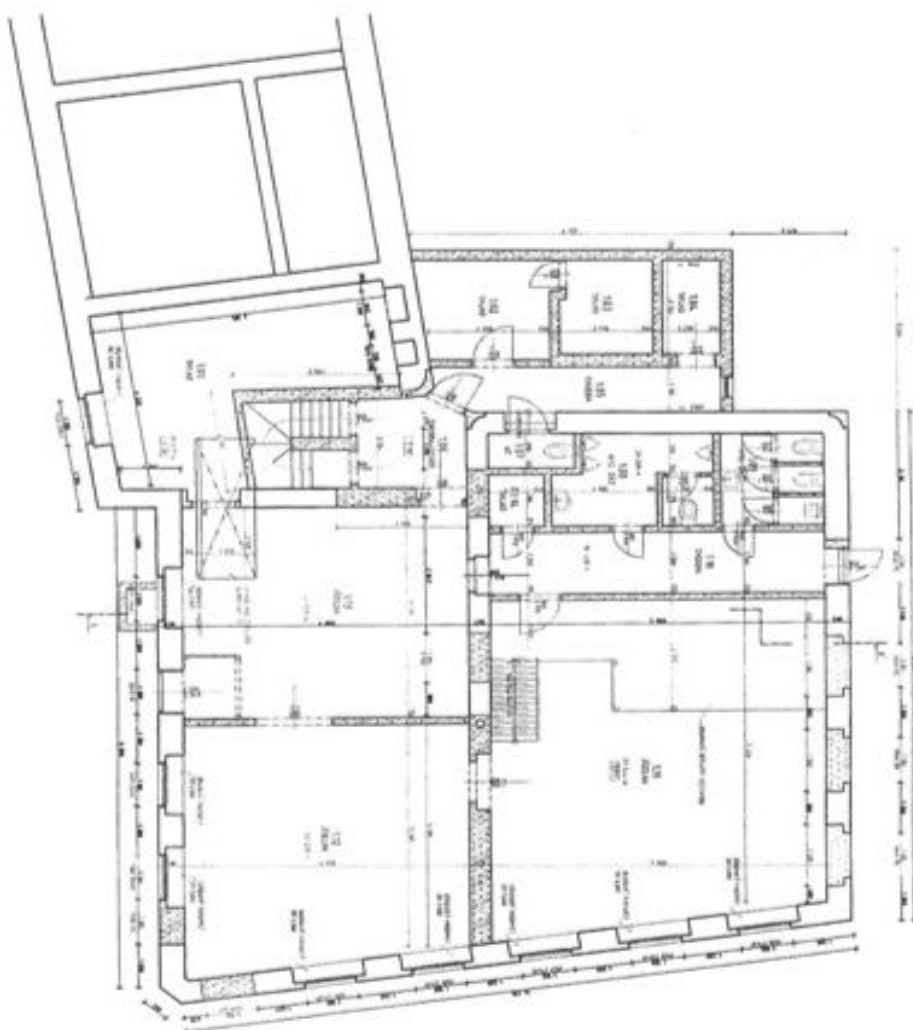
LEGENDA MATERIALI

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POLYNOMIALS

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LEGENDA MAPPA

☐ **100% Satisfaction**

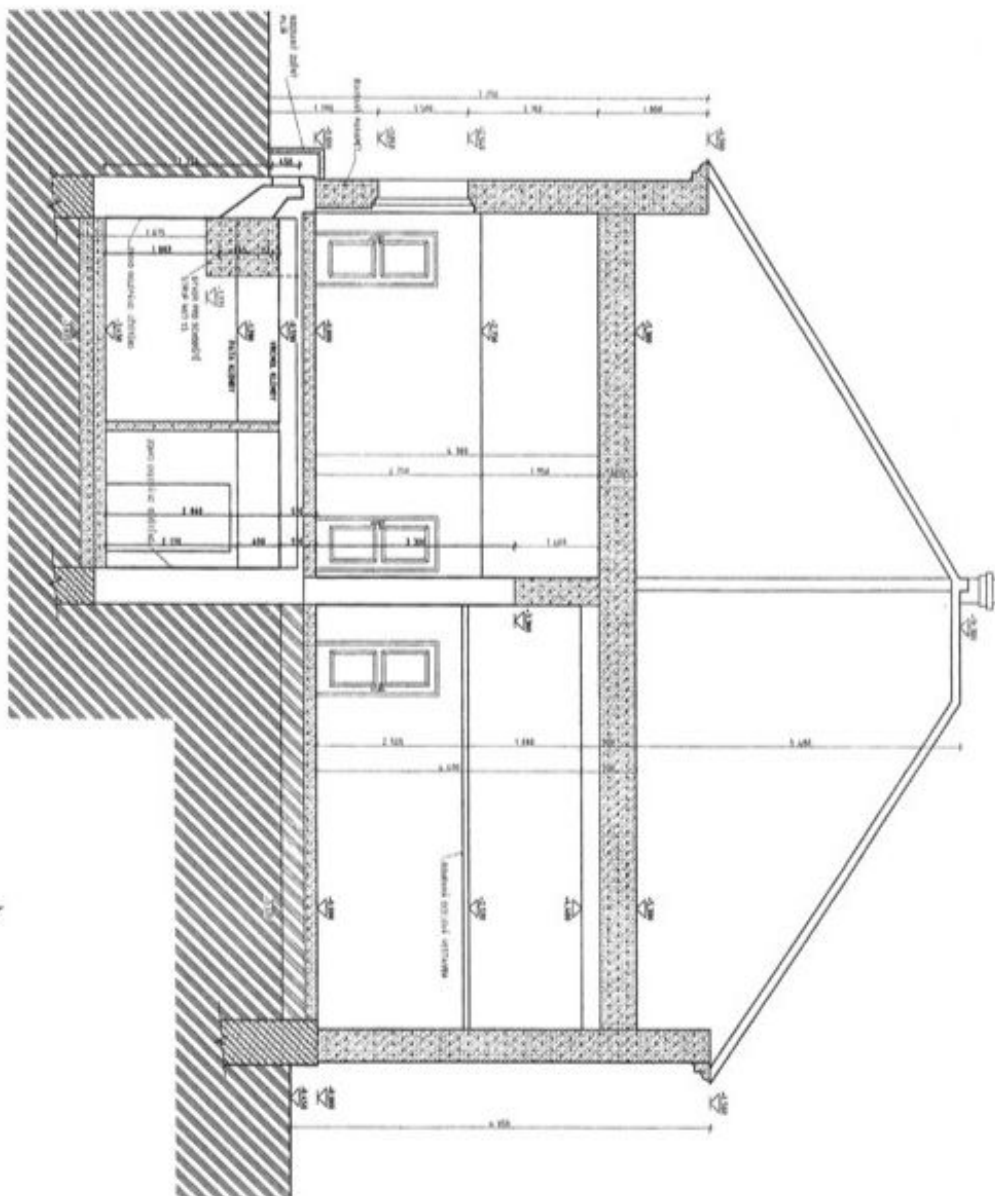
LEGENDA MATERIALI

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POZNÁTKY

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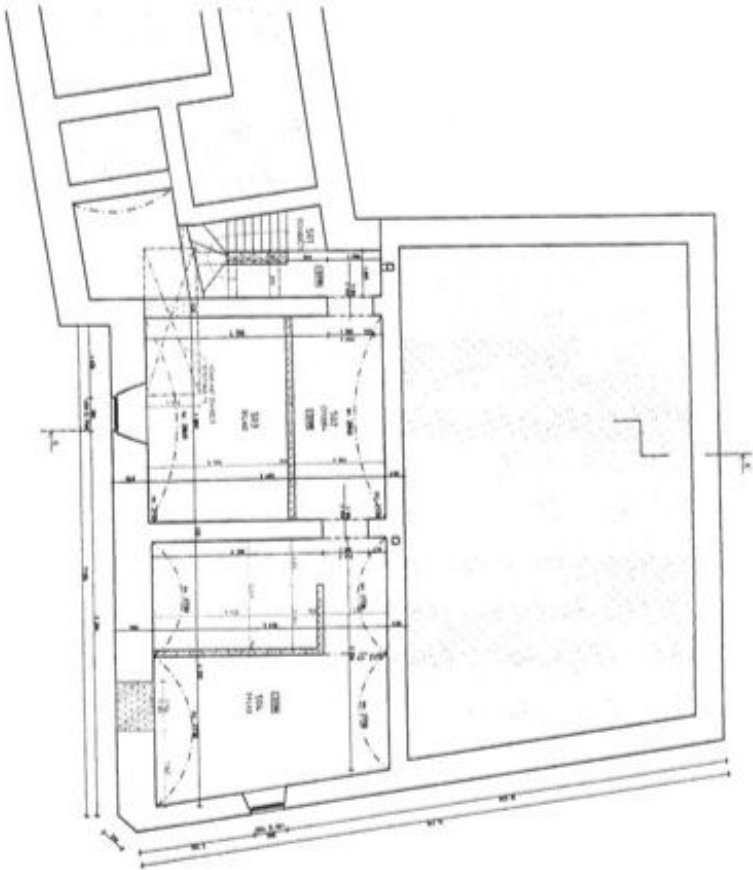
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LEGENDA PRÍSLUŠNOSTÍ

Číslo	Název	Legenda	Legenda	Legenda
1	Strop	Strop	Strop	Strop
2	Stěna	Stěna	Stěna	Stěna
3	Podlaha	Podlaha	Podlaha	Podlaha
4	Okno	Okno	Okno	Okno
5	Držák	Držák	Držák	Držák
6	Stair	Stair	Stair	Stair
7	Door	Door	Door	Door
8	Wall	Wall	Wall	Wall
9	Floor	Floor	Floor	Floor
10	Roof	Roof	Roof	Roof

LEGENDA MATERIÁLŮ

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1	Strop	Strop	Strop	Strop
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POZNÁMKY

1. Všechny rozměry jsou v mm a jsou uvedeny v technické specifikaci.

2. Všechny rozměry jsou v mm a jsou uvedeny v technické specifikaci.

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