



Apartment building

3 074 m², Prague 3, Žižkov, Seifertova

€ 5 093 725 | CZK 125 000 000



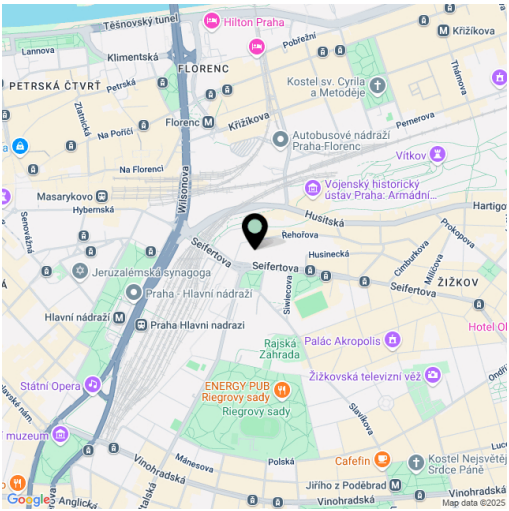


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Total gross floor area of the building	3 950 m²
Total net leasable area of the building	3 074 m²
Plot	1 497 m²
Foot print	1 497 m²
Parking	Parking available in the courtyard or in the garage
Garage	Yes
Cellar	-
PENB	G
Reference number	108449



An offer of a 50% ownership share in a spacious brick apartment building with significant development potential, particularly within the large inner courtyard. The property is located in an excellent area of the wider city center, directly adjacent the University of Economics campus and within walking distance of the Prague Main Railway Station (Praha hlavní nádraží) and metro station.

Key investment criteria

- current total net floor area: **3,073.81 m²**
 - current net floor area of residential units: **1,582.89 m²**
 - floor area of apartments: **1,517.44 m²**
 - floor area of studios: **65.45 m²**
 - current net floor area of non-residential premises: **1,490.92 m²**
 - floor area of offices and dormitory: **1,202.95 m²**
 - floor area of retail units: **287.97 m²**
- current yield: **CZK 6.1 million p.a.** (10 apartments totaling 709 m² are currently vacant)
- potential net floor area of the building: up to **3,888.71 m²**
 - potential net floor area of residential units: **3,071.29 m²**
 - potential net floor area of non-residential premises: **174.95 m²**
 - potential area of balconies and private gardens: **642.47 m²**
- potential number of parking spaces: **30**
- potential building yield: **approx. CZK 12 million p.a.**
- attractive location on the border of **Nové Město, Vinohrady, and Žižkov**
- area combining traditional architecture with modern projects
- attic space offers potential for loft conversion
- significant development potential, especially in the large inner courtyard
- property sale (**asset deal**)

Property description

- the building has 7 floors and contains 21 residential units
- apartment layouts range from 1-bedroom to 6-bedroom units



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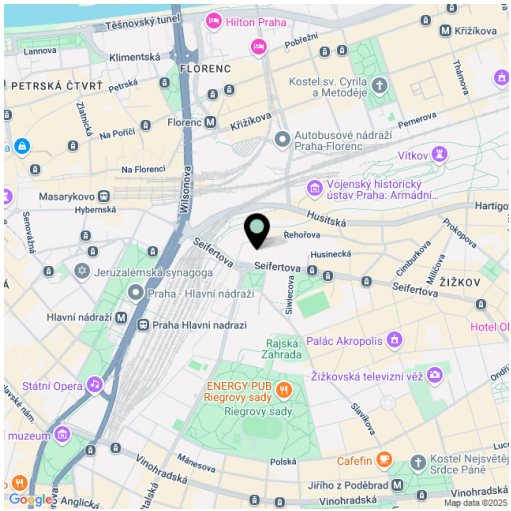
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- large courtyard with **parking** and garage options
- outbuildings in the courtyard currently used as offices, dormitory, storage
- building from 1927, suitable for a development project
- **elevator** included in the property
- gas heating

Location

An attractive location within walking distance of the city center, close to a tram stop and no more than a 10-minute walk to the metro and **Prague Main Railway Station**, offering both national and international connections. A new bike path begins just a few hundred meters from the building, leading to Vítkov Hill and continuing either through a tunnel to Karlín or via Pražačka to Hloubětín. Nearby are other popular urban parks such as Rajska Zahrada and **Riegrovy Sady**, as well as many cafés, bistros, and shops, including supermarkets.

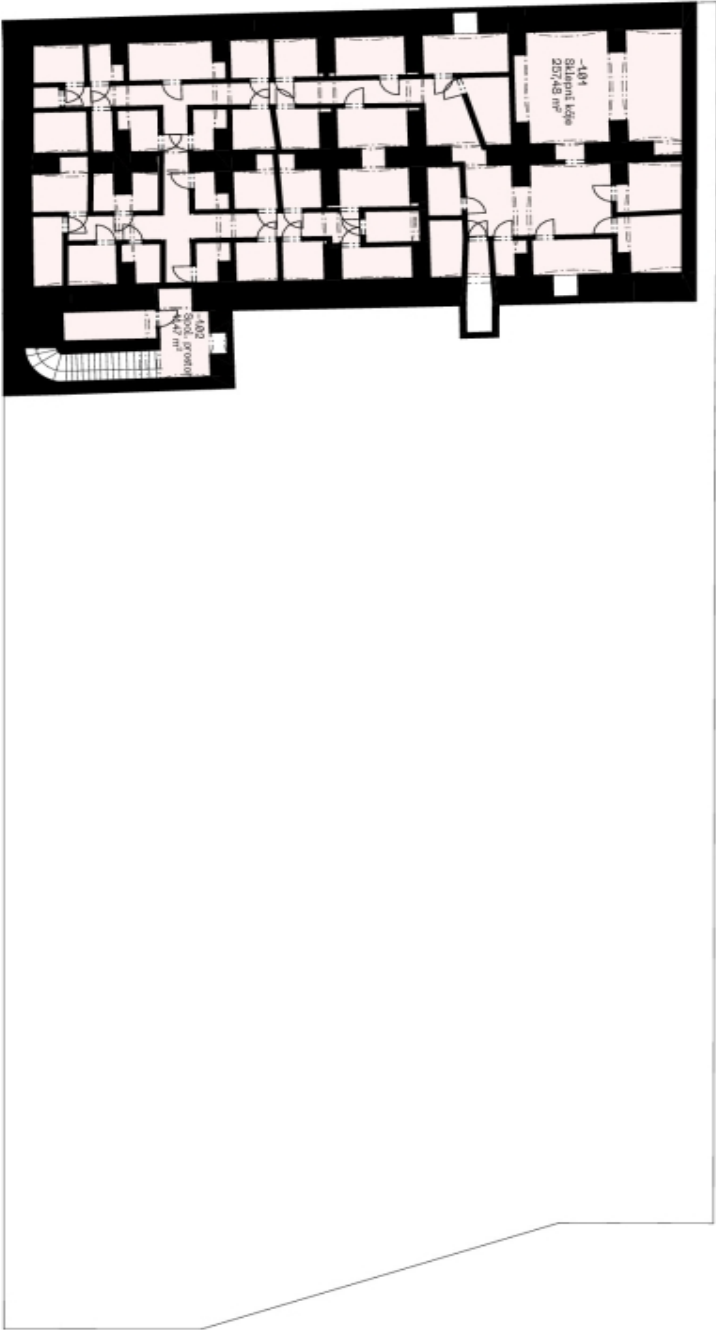




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1.p.p. státní státní stav		
Č.	Název	Plocha (m2)
-101	Společný kóje	257,48
-102	Spol. prostor	4,47
		261,95 m²

název projektu
Seifertova

výkres
1.p.p. | státní státní stav

autor
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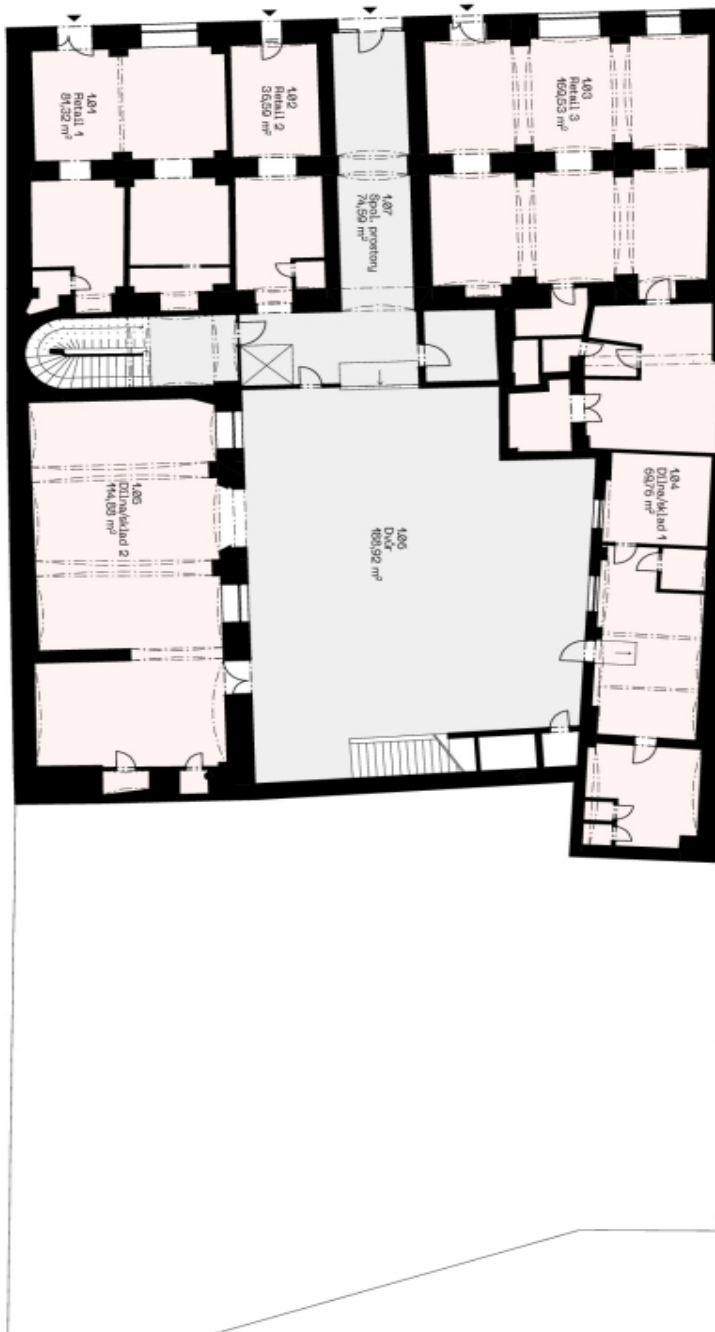
datum
24.04.2025

mřížko
4-180

číslo výkresu
3

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№	Имя	Почта (m2)
1.01	Ретил 1	81,32
1.02	Ретил 2	37,12
1.03	Ретил 3	169,53
1.04	Длина/ширина 1	70,01
1.05	Длина/ширина 2	116,21
1.06	Двор	188,92
1.07	Спол. пристрой	74,59
		737,71 m²

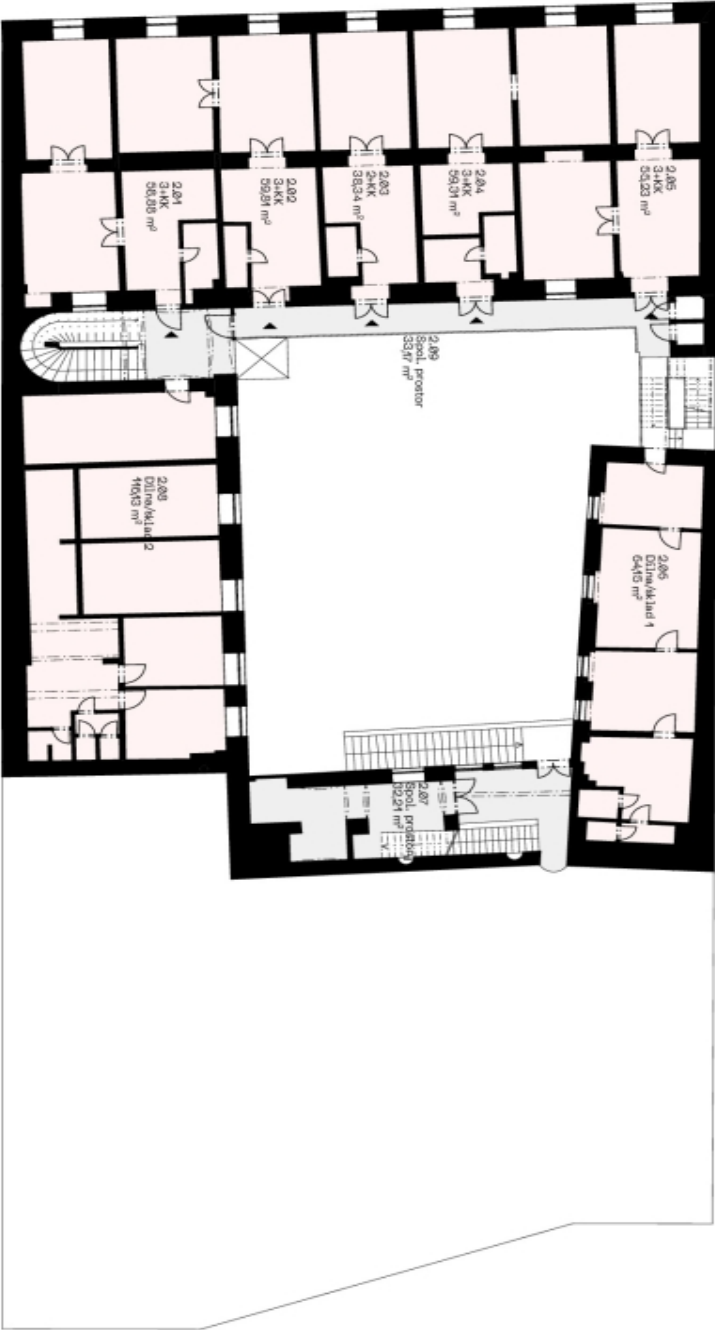
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Seifertova	1,1111 strániceřt stav	bluie dot archi	24.04.2025	4-130	4



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2.NP státníci stav	
Č.	Název
2.01	3+KK
2.02	3+KK
2.03	2+KK
2.04	3+KK
2.05	3+KK
2.06	Dlínak/klad 1
2.07	Spol. prostor
2.08	Dlínak/klad 2

2.NP státníci stav	
Č.	Název
2.09	Spol. prostor
2.10	Spol. prostor

název projektu
Seifertova

výkres
2.NP | státníci stav

autor
blu dot archt

datum
24.04.2025

mřítko
4-180

číslo výkresu
5

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Č.	Název	Plocha (m ²)
3.01	4KK	84,37
3.02	3KK	82,81
3.03	4KK	82,21
3.04	2KK	38,60
3.05	kanceláře/doj..	71,05
3.06	Dřina/břad 2	69,68
3.07	Dvůr	209,23
3.08	Dřina/břad 3	407,51

3.14P	stajnja/jci stav
Č.	Nazev
3.09	Spol. prostor
3.10	kanalizacijski...
3.41	Spol. prostor
	9967 m ³

názov projektu

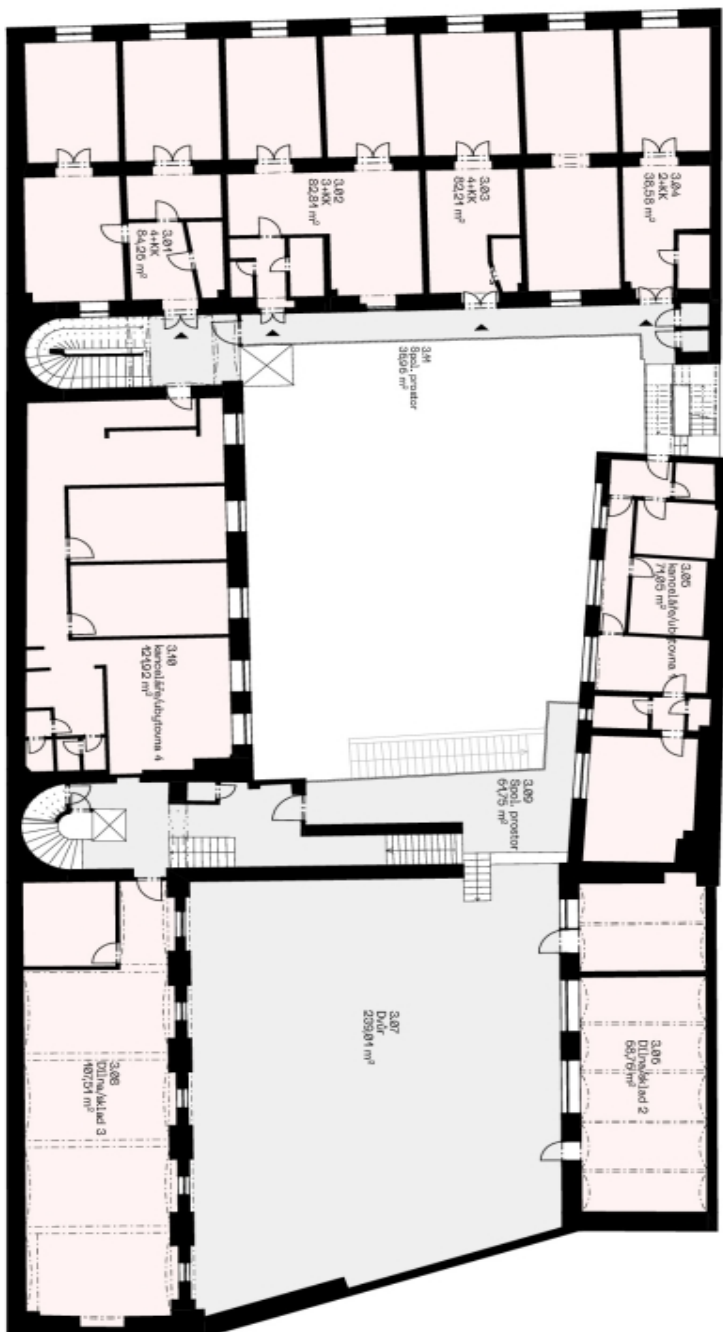
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výkres
3.MP | stávkový stav

autor
blue dot archi

datum
24.04.2025

měřáko
4:180

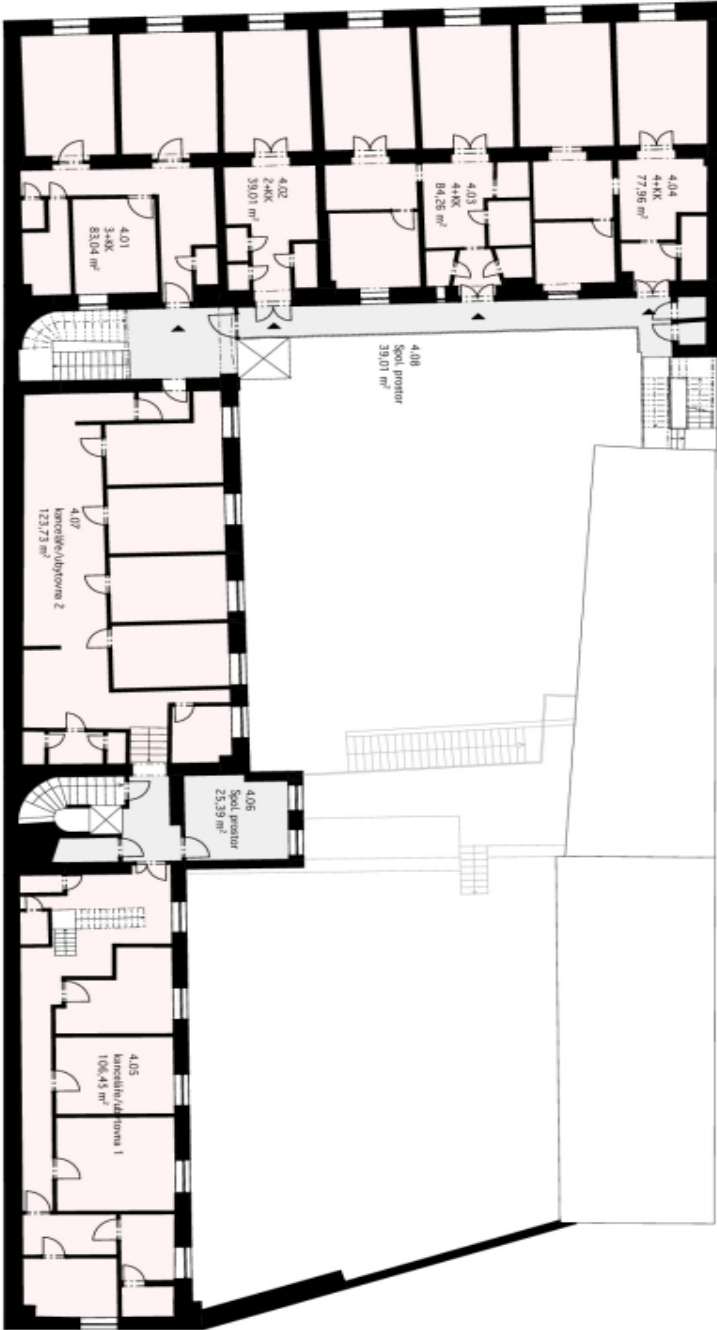
6
číslo výkresu



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4.NP střešní část stavu	
Č.	Název
4.01	3+KK
4.02	2+KK
4.03	4+KK
4.04	4+KK
4.05	kancelář/výhled...
4.06	Spol. prostor
4.07	kancelář/výhled...
4.08	Spol. prostor
579,19 m²	

všechny
4.NP | střešní část stavu

autor
blue dot archt

datum
24.04.2025

mřížko
4-180

číslo výkresu
7