



Office building

437 m², Prague 6, Bubeneč, Wolkerova

€ 2 413 582 | CZK 59 000 000



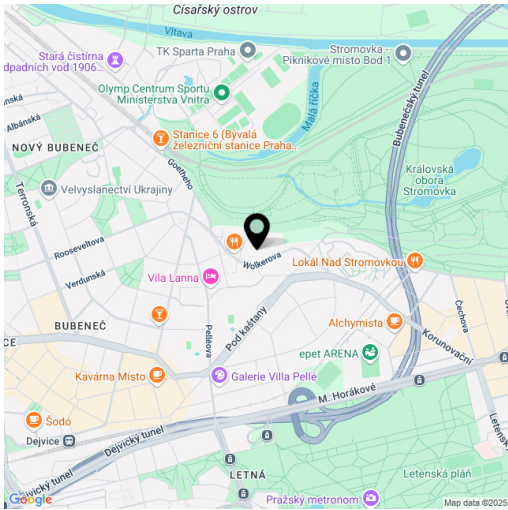


Office building

437 m², Prague 6, Bubeneč, Wolkerova

€ 2 413 582 | CZK 59 000 000

Total net leasable area of the building	437 m²
Cellar	-
Total gross floor area of the building	510 m²
Plot	435 m²
Parking	2 parking spaces on the property
PENB	G
Reference number	108823



This partially renovated 19th-century building, suitable for establishing a company headquarters or a boutique residence, is located in a prestigious setting in the diplomatic quarter of Prague 6 – Bubeneč, right next to Stromovka Park and close to Letná.

Key investment criteria

- current net floor area of units: 450 m²
- plot: 435 m²
- **attractive and easily accessible location**
- 3 office spaces, 4 apartments (1 currently used as a podcast studio)
- single-story building in the courtyard (rooftop terrace can be created)
- potential to create 6 residential units and 2 studios
- **approved as an administrative building**
- **direct sale of the property**

Property description

- historic building
- ground floor: 2 office spaces (before renovation)
- 1st floor: 2 apartments (1-bedroom) – renovated
- 2nd floor (attic): 2 apartments (incl. podcast studio) – partially renovated
- single-story building in the inner courtyard – before renovation
- new heating, electrical wiring, sewage, and water systems
- no elevator
- heating via gas boiler
- cellar (8 m²)
- located within a heritage protection zone

Location

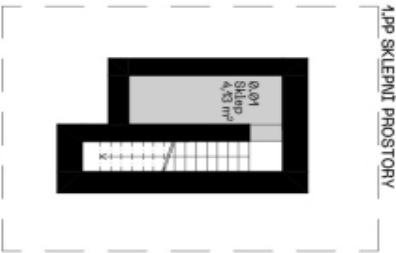
Excellent position in the **historic core of Bubeneč**, near the **Church of St. Gothard**, surrounded by many grand villas and close to the entrance of the Stromovka Royal Game Reserve. A bus stop with connections to **Hradčanská metro station** is nearby; both the metro and a tram stop are within a 15-minute walk. Easy car access to the Blanka tunnel complex.



Office building

437 m², Prague 6, Bubeneč, Wolkerova

€ 2 413 582 | CZK 59 000 000



blue dot
archi

Tabulka měřností 1.PP	
č.	Měřnost
1.01	Kanceláře 1
1.02	Společnost
1.03	Kanceláře 2
1.04	Kanceláře 3

Pozn.: Změřnost plochy objektu bylo
provedeno v souladu s ustanoveními
nového občanského zákoníku.



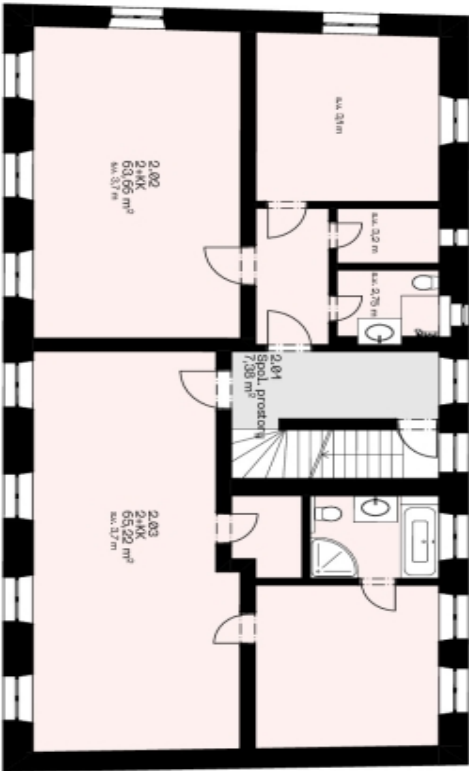
název projektu	Wolkerova 24/3
výkres	1.PP
fáze projektu	studie
autor	blue dot archi
datum	19.05.2025
formát	2 x A4
měřítko	1:100
číslo výkresu	2



Office building

437 m², Prague 6, Bubeneč, Wolkerova

€ 2 413 582 | CZK 59 000 000



Tabulka měřností 2.NP	
č.	Název místnosti
2.001	Spol. prostory
2.002	2+KK
2.003	2+KK

blue dot
archi

Pozn.: Zaměření plochy objektu bylo provedeno v souladu s užitkovými nosnými stěnami základů.



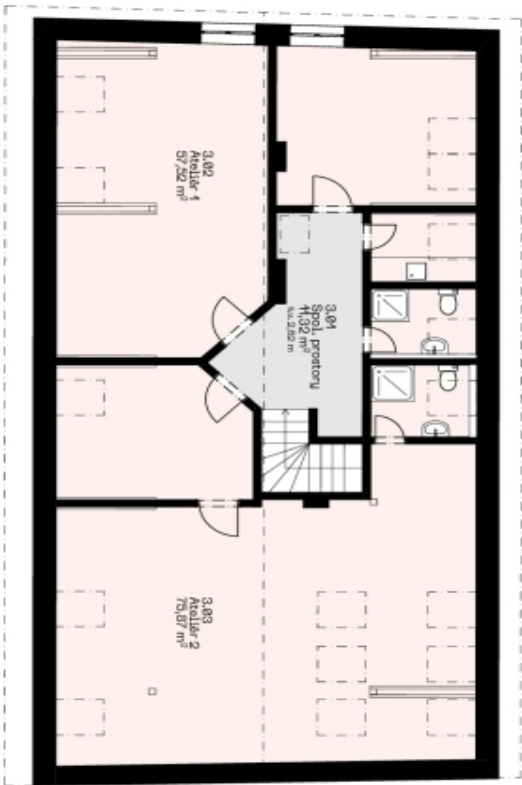
název projektu	Wolkerova 24/3
výkres	2.NP
fáze projektu	studie
autor	blue dot archi
datum	19.05.2025
formát	2 x A4
měřítko	4:100
číslo výkresu	3



Office building

437 m², Prague 6, Bubeneč, Wolkerova

€ 2 413 582 | CZK 59 000 000



blue.dot
archi

Tabulka měřností 3.NP	
č.	Měřnov. měřností
3.001	Spol. prostory 41,32
3.002	Atelier 1 57,52
3.003	Atelier 2 79,87
444,71 m²	

Pozn.: Změřování plochy objektu bylo provedeno v souladu s ustanoveními nového občanského zákoníku.



název projektu	
Wolkerova 24/3	
výkres	
3.NP	
fáze projektu	
studie	
autor	
blue dot archi	
datum	
19.05.2025	
formát	
2 x A4	
měřítko	
1:100	
číslo výkresu	
4	