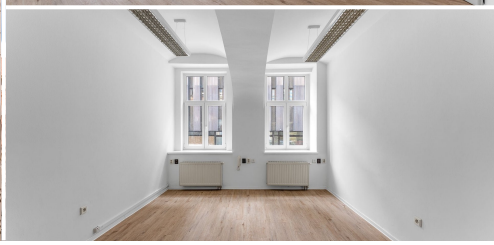
Sale of a Representative Commercial Building after Renovation, Prague 2 – Nové Město



632 m² | Na bojišti, Praha 2 - Nové Město | on request

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N8038**	Price	**on request**
Address	**Na bojišti, Praha 2 - Nové Město**	Type	**Apartment House**
Usable area	**632 m²**	Parking	**No**
Energy performance of the building	**G - Extremely uneconomical**	Lift	**Yes**

About real estate

A representative apartment building is offered for sale. This exceptional property underwent a comprehensive and sensitively executed renovation six years ago and is currently used as a modern commercial building with office space. The property is in very good structural condition, is fully air-conditioned, and is equipped with an elevator.

The property offers a usable area of 632 m², further complemented by an attic space of 83.5 m², providing potential for future development. The built-up area is 198 m², and the building also includes a private garden of 115 m². The total land area, comprising the built-up footprint and the garden, amounts to 313 m².

The building is located at a prestigious address in Prague 2 – Nové Město, a district that has long been among the most sought-after locations in Prague for both commercial and residential purposes. A key advantage of the property is its excellent transport accessibility, with the I. P. Pavlova metro station, tram stops, and direct connections to major transport routes all within walking distance. Wenceslas Square is only a few minutes away on foot.

Nové Město offers a full range of amenities, including restaurants, cafés, shops, services, and cultural institutions, and also serves as a major administrative hub with a high concentration of companies and office space. Thanks to its location, the property offers exceptional investment potential. Strong and long-term stable demand in this part of Prague creates favorable conditions for secure capital preservation and further appreciation of the investment.

The property is currently occupied by tenants and is being sold including existing lease agreements, ensuring a steady income for the new owner. The building is ready for immediate sale and represents an outstanding opportunity for investors seeking a prestigious historic property with regular income, stable occupancy, and significant development potential in one of Prague's most attractive locations.