



🏠 1 283 m<sup>2</sup> 📍 Sokolská, Praha 2 - Nové Město 📄 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7897</b>	Price	<b>on request</b>
Address	<b>Sokolská, Praha 2 - Nové Město</b>	Type	<b>Apartment House</b>
Usable area	<b>1 283 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Garage	<b>Yes</b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale an apartment building in the prestigious location of Prague 2 - Nové Město, Sokolská Street. The building is approved as a hotel/accommodation facility and is intended for reconstruction. The building has an elevator providing convenient access to all floors.

The property has a total floor area of 1,283 m<sup>2</sup> and offers 44 hotel rooms/small studios. The studios are not classified as residential units, which means that no change of use or administratively demanding residential conversion is necessary. This gives the investor maximum flexibility in setting up future operations.

The property represents an ideal opportunity to build a smaller boutique hotel, apartment building, short-term tourist accommodation, student housing, or facilities for start-ups, or possibly a serviced apartment or co-living concept.

The property also includes 15 cellar cubicles and 9 parking spaces in a covered garage, which represents significant added value and comfort for future operation. The building has an energy performance rating of PENB E.

The location offers excellent accessibility - the I. P. Pavlova metro station (line C) is approximately a 10-minute walk away, and Wenceslas Square can be reached in 15 minutes. The National Museum, Havlíčkovy sady Park (Grébovka), and the Main Railway Station are all within walking distance. The area is very lively, with excellent tram and bus connections and a wide range of restaurants, cafes, bars, shops, and services, ensuring stable demand for accommodation throughout the year.

The investment potential lies mainly in the high occupancy rate thanks to the tourist-attractive location combined with strong student and work demand. Stable cash flow and long-term appreciation of the property can be expected.

If you are interested, please do not hesitate to contact us.