Luxent | Exclusive Properties

Sale of an Art Nouveau villa, 746 sqm, on a plot of 1 373 sqm, Pilsen





746 m² | Karlovarská, Plzeň, Severní Předměstí, Plzeň-město, Plzeň Region | Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N6139**	Price	**Reserved**
Address	**Karlovarská, Plzeň, Severní Předměstí, Plzeň-město, Plzeň Region**	Type	**Offices**
Usable area	**746 m²**	Parking	**Yes**
Offer status	**Reserved**	Built up area	**290 m²**
Floor area	**681 m²**	Low energy	**No**
Energy performance of the building	**G - Extremely uneconomical**	Device	**No**
Garage	**Yes**	Lift	**No**

About real estate

We offer for sale an exceptional property, an Art Nouveau villa of the prominent architect František Krásný in Pilsen. The property is situated in the city district of Lochotín, whose area is an urban conservation area. The surrounding buildings consist of villas and family houses. It is a quiet neighborhood, but the property is located near the busy Karlovarská Avenue. The villa was built in 1898 as a family residence and is now in a state of pre-renovation. Currently, a valid building permit has been issued for the reconstruction of the villa.

The four-storey villa is situated on a corner plot of 1,373 sqm and consists of a basement with high ceilings, two floors used for residential purposes and an attic. A staircase runs through the house, which is dominated by a roof dome. In later years the villa was divided into apartments.

At present, a project for the complete reconstruction of the villa including the roof has been prepared, which is also part of the purchase price of the property. The project is prepared in the style of a luxury office building, which can also partially act as a private facility. According to the project, in the basement of the house there will be garages, technical facilities and warehouses with a total size of 174 sqm, on the 1st floor with an area of 188.62 sqm there is an administrative floor, i.e. an entrance hall, three large offices, a lounge and facilities for employees. 2nd floor is variable and the future owner can decide whether this floor will also be used for administrative purposes. There is space for five offices, warehouse, corridor and sanitary facilities. Another option is private purposes, i.e. a 5+kt apartment. Total usable area of the 2nd floor is 174.62 sqm. The attic is on the 3rd floor and is also designed variably, with a 3+1 apartment of 113.64 sqm with a roof terrace of 37.78 sqm or there can be offices again. On the 4th floor there is a small studio of 29.95 sqm with a loggia of 11.67 sqm.

There is an existing water connection to the house, the building is connected to the sewage system. Heating is gas. Hot water condensing boilers are designed for heating the house and electric direct-fired heaters are currently used. .

The property has excellent transport service, it is located near the center of Pilsen, which offers all civic amenities. There is easy access from Pilsen to Prague via the D5 motorway within an hour.