Sale of a 310 m² nursery school building with an apartment and garden, land area 1,069 m², Prague 10 – Strašnice

310 m² Olešská, Praha 10 - Strašnice Sold

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N7775**	Price	**Sold**
Address	**Olešská, Praha 10 - Strašnice**	Type	**Other**
Usable area	**310 m²**	Parking	**3**
Offer status	**Sold**	Built up area	**241 m²**
Energy performance of the building	**C - Economical**	Number of floors	**2**
Device	**Yes**		

About real estate

We are exclusively offering for sale a two-story kindergarten building with a usable area of 310 m², located on a plot with a total area of 1,069 m². The property is located in a quiet part of Prague 10 – Strašnice, in the vicinity of family and smaller apartment buildings. In close proximity is an elementary school, an elementary art school, and the ICE RINK winter stadium. The building was approved for use in 2014 and serves as a fully functional kindergarten with a capacity of 25 children. It is an ideal choice for continuing school operations, but also as an investment opportunity with the possibility of alternative use – e.g., for a community center, educational institution, or residential and business purposes.

The interior of the kindergarten has been carefully designed for the needs of young children and staff – on the ground floor there are two spacious classrooms (63 m² and 45 m²), adjoining facilities in the form of a children's washroom, toilets, changing rooms, food preparation rooms, storage rooms, and staff rooms. The entire facility is connected by a central entrance hall, which creates a natural communication hub. The property includes three parking spaces.

The first floor is accessible via a separate entrance from the garden, which allows for the separate functioning of individual parts of the building. This part contains two more classrooms with accessories and a separate 2+kk apartment with an area of 49 m². This can serve as a service apartment, offices, or facilities for other activities. The building is situated in the middle of a fenced plot and is surrounded on all sides by a carefully landscaped garden. This was designed with an emphasis on safety and the play value of outdoor activities. The mature greenery and layout of the garden create a pleasant microclimate and a natural space for children to play and relax.

The property is being sold including the equipment and represents a great opportunity for investors, school operators, but also developers or entrepreneurs looking for space for a combination of residential and commercial use. The location offers excellent access to public transport and at the same time plenty of peace and privacy.