



Apartment building

282 m², Prague 1, Malá Strana, Mostecká

€ 2 351 534 | CZK 59 000 000



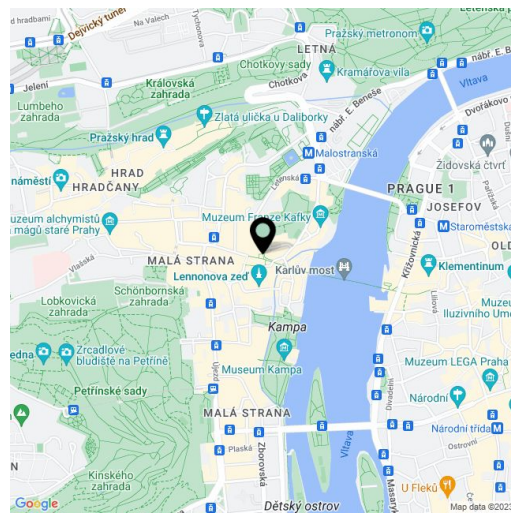


Apartment building

282 m², Prague 1, Malá Strana, Mostecká

€ 2 351 534 | CZK 59 000 000

Total gross floor area of the building	397 m²
Total net leasable area of the building	282 m²
Parking	-
Terrace	115 m²
Cellar	Yes
PENB	G
Reference number	28758



Investment opportunity to buy six completely renovated and fully equipped residential units occupying the entire 1st floor of an apartment building with an elevator and a reception, situated in a prestigious and highly desirable location just a few steps from Charles Bridge. All units are ready to be used as short-term rentals.

Property description

- 2 studio apartments, 2 one-bedroom apartments and 2 three-bedroom apartments;
- 3 apartments with a **private, south-facing terrace** overlooking the landscaped courtyard;
- **oak parquets**, large-format tiling, original casement windows;
- Sapeli veneered interior doors, **Next** security entrance door;
- **high quality sound insulation** of the floor, walls and doors;
- preparation for air conditioning;
- **Perfecto Design** bathrooms with Hansgrohe sanitary ware and faucets;
- central gas boiler room;
- units have a **storage chamber** to replace the cellar.

Key investment criteria

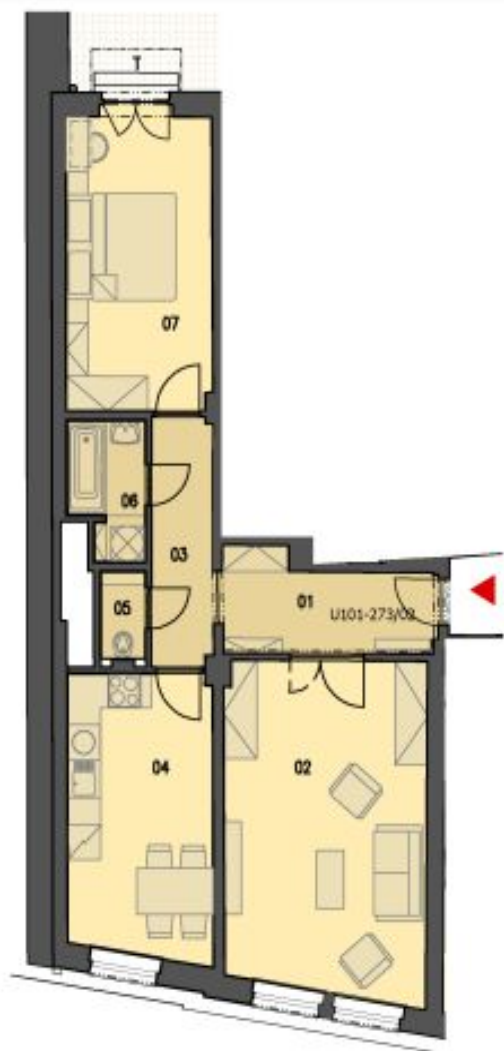
- a tourist-exposed locality directly on the **Royal Route**;
- reconstruction in 2006, modernization in 2021;
- mostly small flats with a total area of approximately 280 m²;
- total area of terraces **115 m²**;
- all 6 apartments are now divided into **12 rooms with private bathrooms**;
- built-in furniture and appliances;
- units currently leased for CZK 2,400,000 per year with an inflation clause, which ensures an increase in rent to CZK 2,688,000 per year from 1 July 2022. The lease agreement is concluded until 2030.

Location

The building is located in Mostecká street **directly connected to the Charles Bridge**. The location of the apartments is **ideal for short-term rentals** – the most exciting Prague sights and monuments, as well as countless quality restaurants and cafes, are within walking distance. A tram stop with a two-minute connection to the Malostranská metro station and direct connection to the Prague Castle and the city center is just around the corner. There are also a number of beautifully landscaped accessible **aristocratic gardens and a large Petřín Park**.

Total interior 281.72 m², terraces 115 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

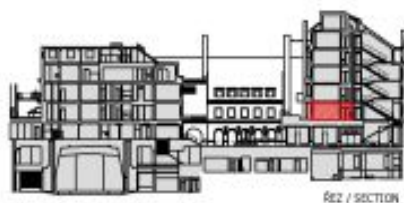
**MOSTECKÁ 21, PRAHA 1****U.1.01 BYT 3+KK**

1	PŘEDSÍŇ / HALL	6,20 m²
2	OBÝVACÍ POKOJ / LIVING ROOM	21,11 m²
3	CHODBA / CORRIDOR	5,00 m²
4	KUCHYŇ / KITCHEN	12,90 m²
5	WC / TOILET	1,20 m²
6	KOUPELNA / BATHROOM	3,00 m²
7	LOŽNICE / BEDROOM	13,80 m²
T	TERASA / TERRACE	
UŽITNÁ PLOCHA / TOTAL AREA (bez terasy / excluding terrace)		63,21 m²

1. PATRO / 1. FLOOR

**MOSTECKÁ 21, PRAHA 1****U.1.02 BYT 2+1**

1	PŘEDSÍŇ / HALL	10,00 m²
2	KOUPELNA / BATHROOM	2,90 m²
3	LOŽNICE / BEDROOM	13,80 m²
4	OBÝVACÍ POKOJ / LIVING ROOM	19,30 m²
5	KUCHYŇ / KITCHEN	4,30 m²
UŽITNÁ PLOCHA / TOTAL AREA		50,30 m²

**1. PATRO / 1. FLOOR**

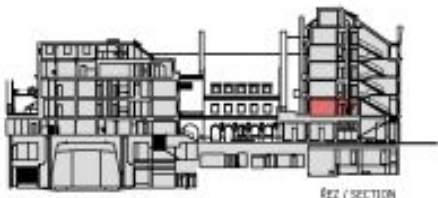


MOSTECKÁ 21, PRAHA 1

U.1.03 BYT 1+KK

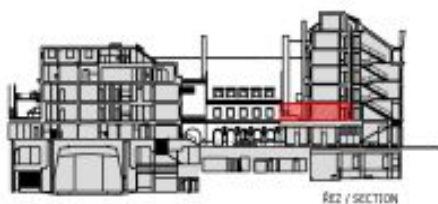


1	PŘEDSÍŇ / HALL	2,90 m²
2	KOUPELNA / BATHROOM	2,80 m²
3	OBÝVACÍ POKOJ / LIVING ROOM	19,10 m²
UŽITNÁ PLOCHA / TOTAL AREA		24,80 m²



**MOSTECKÁ 21, PRAHA 1****U.1.04 BYT 2+1**

1	PŘEDSÍŇ / HALL	8,90 m²
2	KOUPELNA / BATHROOM	3,30 m²
3	LOŽNICE / BEDROOM	13,30 m²
4	OBÝVACÍ POKOJ / LIVING ROOM	19,50 m²
5	KUCHYŇ / KITCHEN	4,30 m²
T	TERASA / TERRACE	
UŽITNÁ PLOCHA / TOTAL AREA		49,30 m²
(bez terasy / excluding terrace)		

**1. PATRO / 1. FLOOR**

**MOSTECKÁ 21, PRAHA 1****U.1.05 BYT 3+KK**

1	PŘEDSÍŇ / HALL	8,60 m²
2	OBÝVACÍ POKOJ / LIVING ROOM	21,70 m²
3	KUCHYŇ / KITCHEN	14,80 m²
4	CHODBA / CORRIDOR	5,00 m²
5	WC / TOILET	1,21 m²
6	KOUPELNA / BATHROOM	3,20 m²
7	LOŽNICE / BEDROOM	13,40 m²
8	KOMORA / STORAGE	3,50 m²
T	TERASA / TERRACE	
UŽITNÁ PLOCHA / TOTAL AREA		71,41 m²
(bez terasy / excluding terrace)		

1. PATRO / 1. FLOOR