



Commercial space for sale, 550 m2, great location, Prague 10 - Dolní Měcholupy, Za Kovárnou street

Za kovárnou 15, Praha, Hlavní město Praha

18 000 000 CZK

We offer for sale an exclusive non-residential space with a usable area of 550 m2 in Prague 10 - Dolní Měcholupy, Za Kovárnou street. The sports and relaxation facility is located on the ground floor of an apartment building. The complex is part of the owners' community of Rezidence Za Kovárnou. The spa area is entered from the entrance hall of the apartment building. The dominant feature of the complex is an oval swimming pool, with islands with two whirlpools, surrounded by a colonnade of columns and frescoes on the walls in the style of Roman baths. The pool area is directly connected to the entrance to the fitness centre, which is spread over two floors, and another entrance to the sauna, with its own toilet and shower. The spa also includes two separate changing rooms (men's and women's) with showers and toilets. The complex also has its own bar, storage room and toilet for the service staff. Technical facilities (technical room) are located in the basement of the apartment building, in the common areas. Here is installed a pool machine room with fully automated operation, ensuring the correct temperature, chemical treatment and water level and air conditioning of the entire complex. The entire spa is completely connected to the central boiler of the building, both by hot water distribution and heating of all the premises. Good transport connections - nearby bus stop U Střediska, metro station A Skalka is 10 minutes away by bus. Excellent connection to the Prague ring road.

PRICE

Price of space	18 000 000 CZK
Note	Including commission and legal service
Commission	+ Commissions real estate

LOCATION

District	Prague
Prague district	Prague 10
Part of city	Dolní Měcholupy
Street	Za kovárnou

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House number	422 / 15

INFORMATION ABOUT THE PROPERTY

Contract type	Sale
Order number	77047
Date	07.07.2024
Object kind	Brick
Equipped	No
Built area m^2	3426
Usable area m^2	550
Number of pools	1
Other	Elevator
Year of substantial inspection	2003
Number of building floors	3
Number of floor in building	1

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.

NOTE OF SPACE

Type	Commercial
Type of house	Multi-story
Type of areas	Commercial
Condition of space	Very good
Waste	Sewage
Gas	Gas pipeline

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