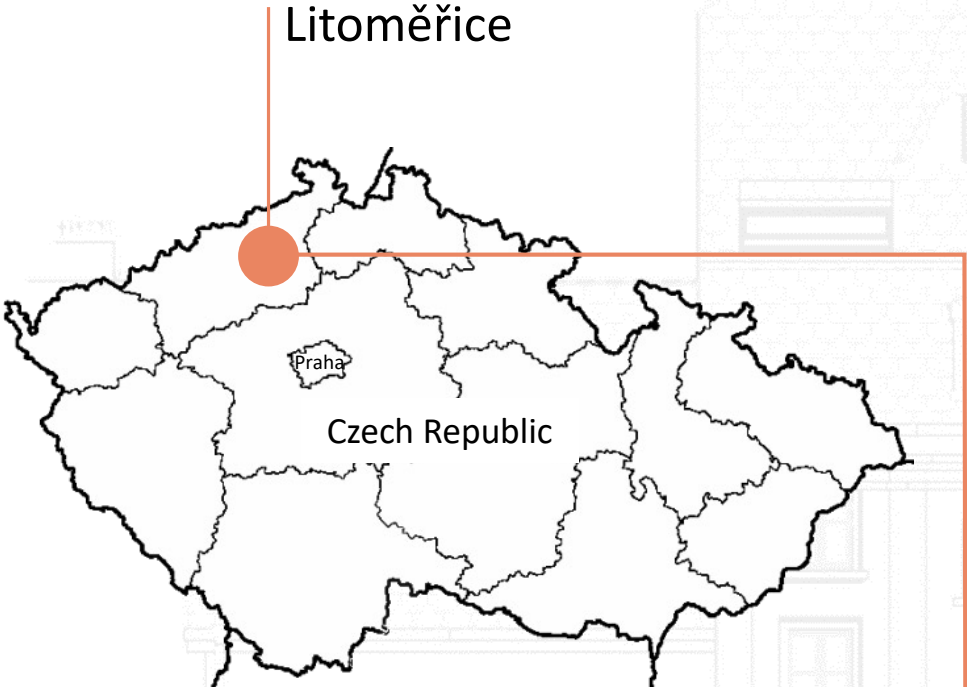


A large, multi-story building with a red-tiled roof and many windows, likely a hotel or apartment complex, under a clear blue sky. The building is surrounded by a yellow circular frame.





The town of **Litoměřice** has a population of 24,388, and is situated in northern Bohemia at the junction of the Elbe and Ohře rivers; its total area is 17,99 km².



History

The emergence of this royal town falls between 1219 and 1228. From the 13th to the 17th century, it retained a dominant position among the towns of the whole northern part of Bohemia, for centuries Litoměřice was one of the most important river ports on the Elbe.

Economy

The town is represented primarily by industrial, commercial, construction and agricultural organizations. The chemical, paper, building and food industries are most represented. Agriculture is known for its specialisation in fruit growing, horticulture, hop production and winemaking.

Transport

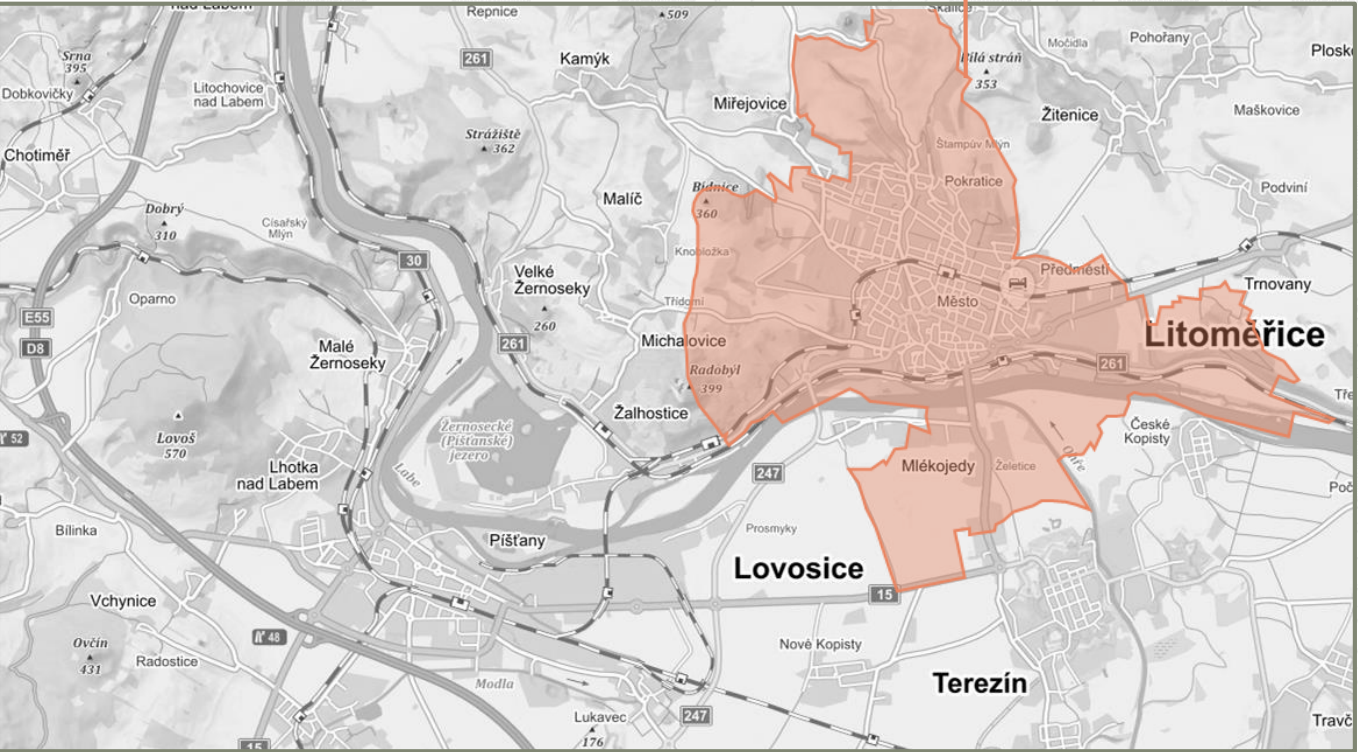
Good railway connections within the Czech Republic and abroad. There is a dense road network in the district, especially the D8 motorway, which inconverges with the E55 international route linking north and south of Europe. The Elbe River facilitates shipping to the North Sea.

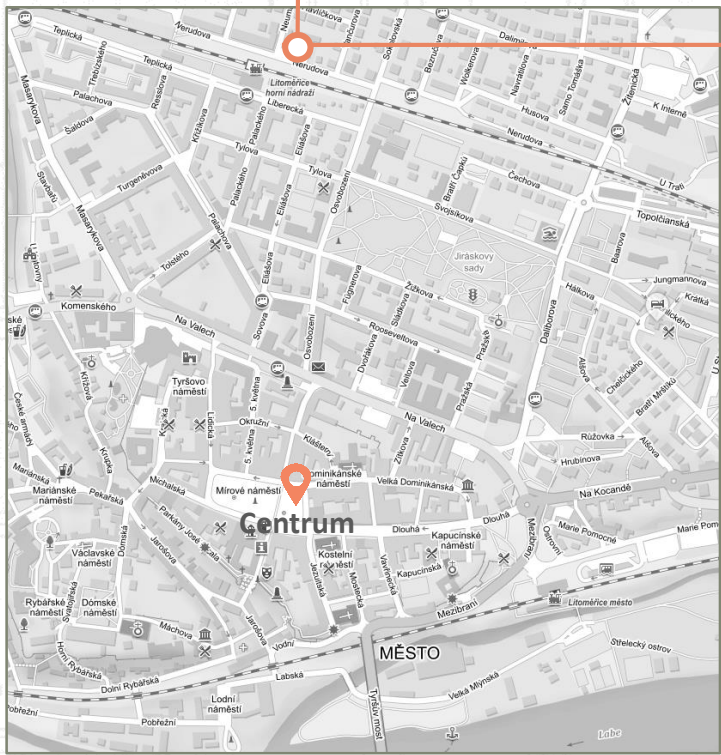
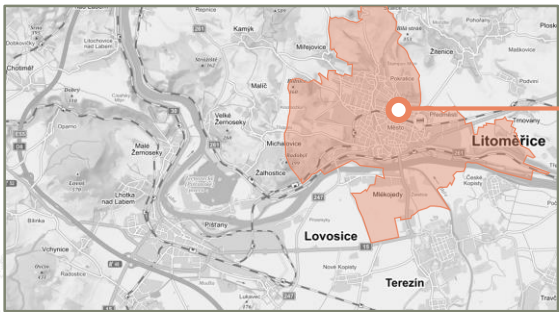
Culture

Karel Hynek Mácha Theater, Cultural House, Museum of Natural History, North Bohemian Gallery of Fine Arts, Garden of Bohemia Exhibition, Litoměřice Organ Summer Music Festival, cinema.

Sports

The city has many sports facilities: indoor swimming pool, summer swimming pool, covered winter stadium, football stadium and many smaller sports grounds. Tennis, rowing, bike-trials, in-line skating and yachting is available.





Rezidence Nerudovka

Street: Nerudova 1995
City: Litoměřice
Postal Code: 412 01
District: Ústecký (Ústí nad Labem)

Plot number: 3421/2
Plot size: 1691 m²
Cadastral area: Litoměřice
Owner: K Invest Bohemia a.s.

Location Description

The property is located in the Předměstí quarter, 600 m north of Litoměřice city centre. It is a quiet and well accessible part of town surrounded by family houses.

The location provides:

- Litoměřice - horní nádraží train stop
- Husova bus stop
- Kindergarten
- Primary school
- Grammar school
- Swimming pool
- Hospital
- Jiráskovy sady Park
- Municipal authority

Property description

A separate building with 6 floors including attic, 1 underground floor and parking for 61 cars. The building comprises 19 flats with unregulated rent, office space and unfinished premises. The property is undergoing a major reconstruction with the issued partial approval for the 3rd - 6th floor, common areas on the 1st underground floor. Left part of the building preserves its original use (offices and classrooms). The building has insulated facade, security and CCTV systems, and a fire suppression system installed.

The property is built on its own land and is connected to the following utilities: water, sewerage, electricity, district heating, telephone

1st underground floor	exchanger with a central heating boiler room, a corridor with a lift, spaces for a future wine bar and a restaurant with utility areas
1st floor	entrance, corridor, staircase and lift, external staircase, 2 unfinished shops with offices and utility areas, rented office spaces
2nd floor	common corridors, unfinished office space and fitness, existing class rooms and office spaces with utility areas
3rd floor	original and new office spaces, 1 apartment
4th floor	8 apartments
5th floor	7 apartments
6th floor	3 attic apartments

Technical specification of the building

Foundations:	reinforced concrete with horizontal water-proof insulation
Vertical structures:	reinforced monolithic concrete
Roof type:	saddle roof
Roof cover:	double clay roof tiles
Boundary walls:	brick walls up to 60 cm
External surface:	thermal insulation system
Staircase:	concrete with ceramic tiles
Windows:	EURO
Gate:	solid wood
Hot water:	centrally heated



Apartments - standards

- Ceilings: suspended
- Internal walls: lime stucco plaster
- Doors: plain, veneered
- Floor: ceramic tiles, carpet, PVC
- Heating: central

Apartments furnishing

- Bathroom: shower or bath tub, basin
- WC: hanging WC
- Kitchen: kitchen furniture
sink
fridge with freezer
microwave oven
oven
glass-ceramic hob
hood

Offices - standards

- Ceiling: suspended, plasterboard
- Internal walls: lime stucco plaster
- Doors: plain, veneered
- Floor: ceramic tiles, carpet, PVC
- Heating: central

Offices furnishing

- Bathroom: shower or bath tub, basin
- WC: hanging WC



Floor areas

Floor	Use	Type	Size (m²)
- 1	Commercial		710,59
1	Office, commercial		770,15
2	Office, commercial		646,91
3	Office		469,78
	Apt. No. 1	5 + kk	123,30
4	Apt. No. 2	4 + kk	144,90
	Apt. No. 3	2 + kk	48,95
	Apt. No. 4	2+kk	48,46
	Apt. No. 5	2+kk	48,95
	Apt. No. 6	2+kk	48,20
	Apt. No. 7	3+1	69,20
	Apt. No. 8	3+kk	128,90
	Studio No. 1	1+kk	23,17
5	Apt. No. 9	2+kk	54,90
	Apt. No. 10	3+kk	51,10
	Apt. No. 11	2+kk	53,79
	Apt. No. 12	3+kk	49,53
	Apt. No. 13	2+1	56,25
	Apt. No. 14	1+kk	48,27
	Studio No. 2	1+kk	25,43
6	Apt. No. 15	3+kk	91,74
	Apt. No. 16	2+kk	52,12
	Apt. No. 17	3+kk	90,96
Total			3 855,55

Rental income overview - existing state of the property

Apartments

Floor	Rent (thous. CZK /yr.)	Size m ²	Rent* CZK / m ² /month	No. of Apts.
3	207	123,30	140	1
4	928	560,73	138	8
5	574	339,27	141	7
6	427	234,82	153	3
Total	2 136	1 258,12		19

* w/out services

Commercial space

Floor	Rent (thous. CZK /yr.)	Size m ²	Rent CZK / m ² /month
1, 2	1 890	1 310	120
1	68	67	86
1	58	36	134
3	352	130	226
3	564	330	143
Celkem	2 932 Kč	1 873	

Rental income: 5 140 thous. CZK / year

Completion costs

Completion costs to shell & core in floor -1, 1 and 2: 2 805 thous. CZK

Scope of works: plasterboard suspended ceilings
wall surfaces
floor surfaces

To maximize the property performance, it is possible to build apartments on the 2nd floor

Cost estimate for new apartment on the 2nd floor

Total area of new apartments: ca. 550 m2
Reconstruction costs: ca. 13 thous. CZK / m2
Total: ca. 7 150 thous. CZK

Completion and reconstruction costs total: 9 955 thous. CZK

Rental income after completion and reconstruction

Apartments

Floor	Rent (thous. CZK /yr.)	Size m ²	Rent* CZK / m ² /month	No. of Apts.
2	891	550,00	135	7
3	207	123,30	140	1
4	928	560,73	138	8
5	574	339,27	141	7
6	427	234,82	153	3
Total	3 027	1 779		26

* w/out services

Commercial space

Floor	Rent (thous. CZK /yr.)	Size m ²	Rent CZK / m ² /month
-1	1 022	710	120
1	1 201	770	130
3	1 121	467	200
Celkem	3 344	1 226	

Achievable rental income: 6 371 thous. CZK / year

Photodocumentation



Property Nerudova 1995



Corridor



Apartment No. 15



Apartment No. 15



Apartment No. 15



Apartment No. 15 - kitchen

Photodocumentation



Office



Office



Office



Office



Commercial space under reconstruction



Commercial space under reconstruction

Land register extract, cadastral map

Informace o pozemku

Parcelní číslo:
Obec:
Katastrální území:
Číslo LV:
Výměra (m²):
Typ parcely:
Mapový list:
Určení výměry:
Druh pozemku:

3421/2

Litoměřice [564567]

Litoměřice [685429]

4099

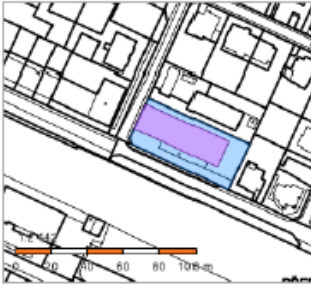
1691

Parcela katastru nemovitostí

DKM

Ze souřadnic v S-JTSK

zastavěná plocha a nádvoří



Součástí je stavba

Budova s číslem popisným:
Stavba stojí na pozemku:
Stavební objekt:
Ulice:
Adresní místo:

Předměstí [85456]

p. č. 3421/2

č. p. 1995

Nerudova

Nerudova 1995/10

Vlastníci, jiní oprávnění

Vlastnické právo
K Invest Bohemia a.s., Nerudova 1995/10, Předměstí, 41201 Litoměřice

Podíl

Způsob ochrany nemovitosti

Název
rozsáhlé chráněné území

Seznam BPEJ

Parcela nemá evidované BPEJ.

Omezení vlastnického práva

Typ
Exekuční příkaz k prodeji nemovitosti
Uzavření smlouvy o provedení dražby nedobrovolné
Zahájení exekuce - K Invest Bohemia a.s.
Zástavní právo exekutorské podle § 69a exekučního řádu
Zástavní právo smluvní
Zástavní právo z rozhodnutí správního orgánu

Jiné zápisy

Nejsou evidovány žádné jiné zápisy.

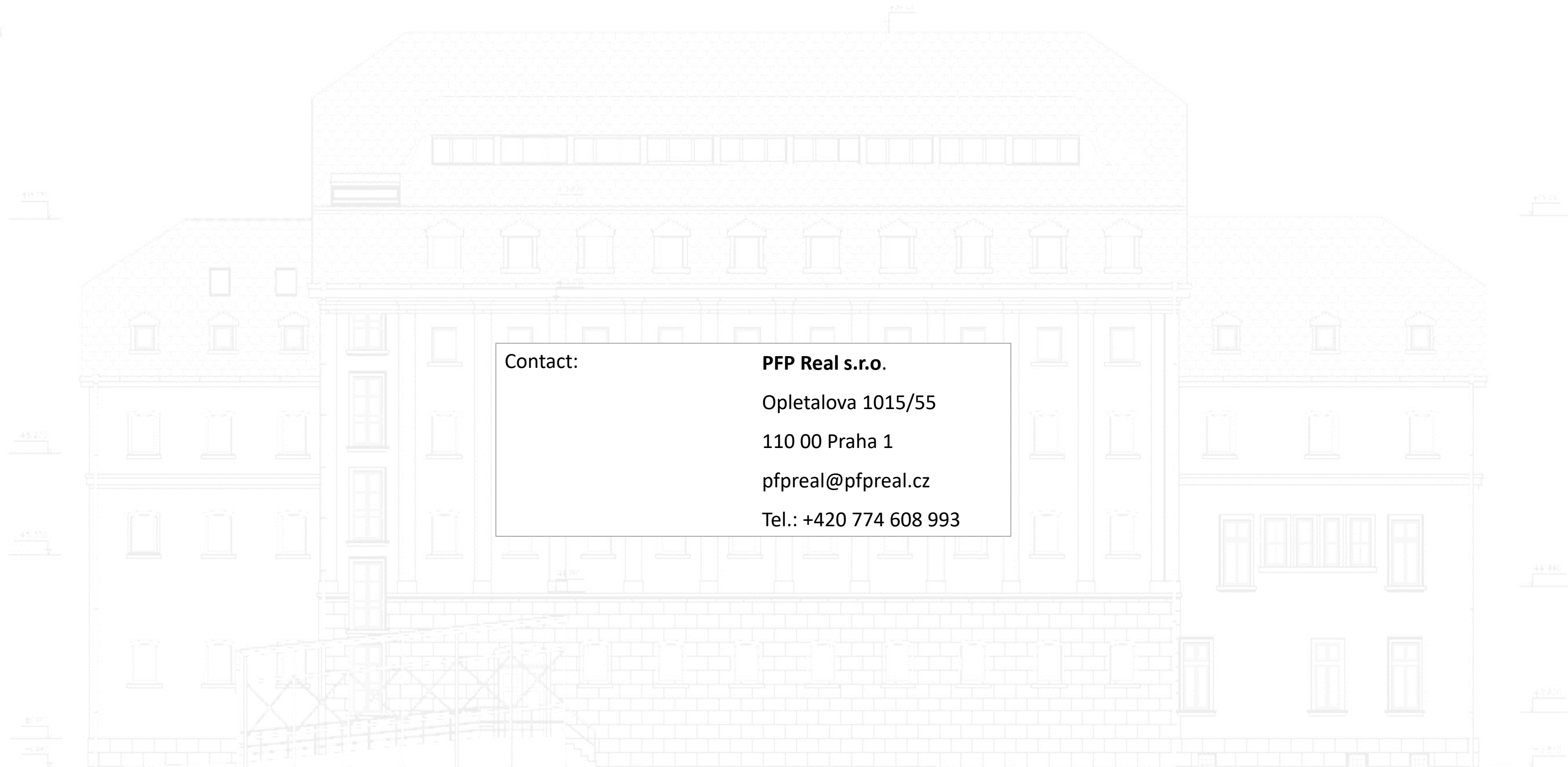
Řízení, v rámci kterých byl k nemovitosti zapsán cenový údaj

Nemovitost je v územním obvodu, kde státní správu katastru nemovitostí ČR vykonává Katastrální úřad pro Ústecký kraj, Katastrální pracoviště Litoměřice

16.09.2017 19:0

K Invest Bohemia a.s. 2017 - Confidential

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Contact:

PFP Real s.r.o.

Opletalova 1015/55

110 00 Praha 1

pfpreal@pfpreal.cz

Tel.: +420 774 608 993

PRÁVA JE OCHRÁNĚNÝ KONTAKTNÍ VÝSTŘEŽNÍ A KONTAKTNÍ VÝSTŘEŽNÍ

KONTAKTNÍ VÝSTŘEŽNÍ (KONTAKTNÍ VÝSTŘEŽNÍ) JE OCHRÁNĚNÝ KONTAKTNÍ VÝSTŘEŽNÍ A KONTAKTNÍ VÝSTŘEŽNÍ

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