



Bringing  
houses to life.



## Real Property Catalogue 2021 Current Offer

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We present you the latest offer of our latest projects. You can choose from residential and non-residential units in lucrative locations. It's up to you! We will be happy to help you find the right solution for you.



## Residential Projects Current Offer



# Lofts designed by prestigious architectural studios

CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

VARIABILNÍ LOFTY





High ceilings, huge windows and a stunning view gives the project a touch of exclusivity. Unique project with no limits. Live VANGUARD, be VANGUARD!

**VANGUARD**  
Čs. Exilu 1888/4  
Praha 4

[vanguardprague.psn.cz](http://vanguardprague.psn.cz)



- » Unique loft housing without limits
- » Each loft is original
- » Ceiling height is up to 4.3 metres
- » Parking directly at your loft
- » Panoramic views of Prague









# Royal living in Vinohrady

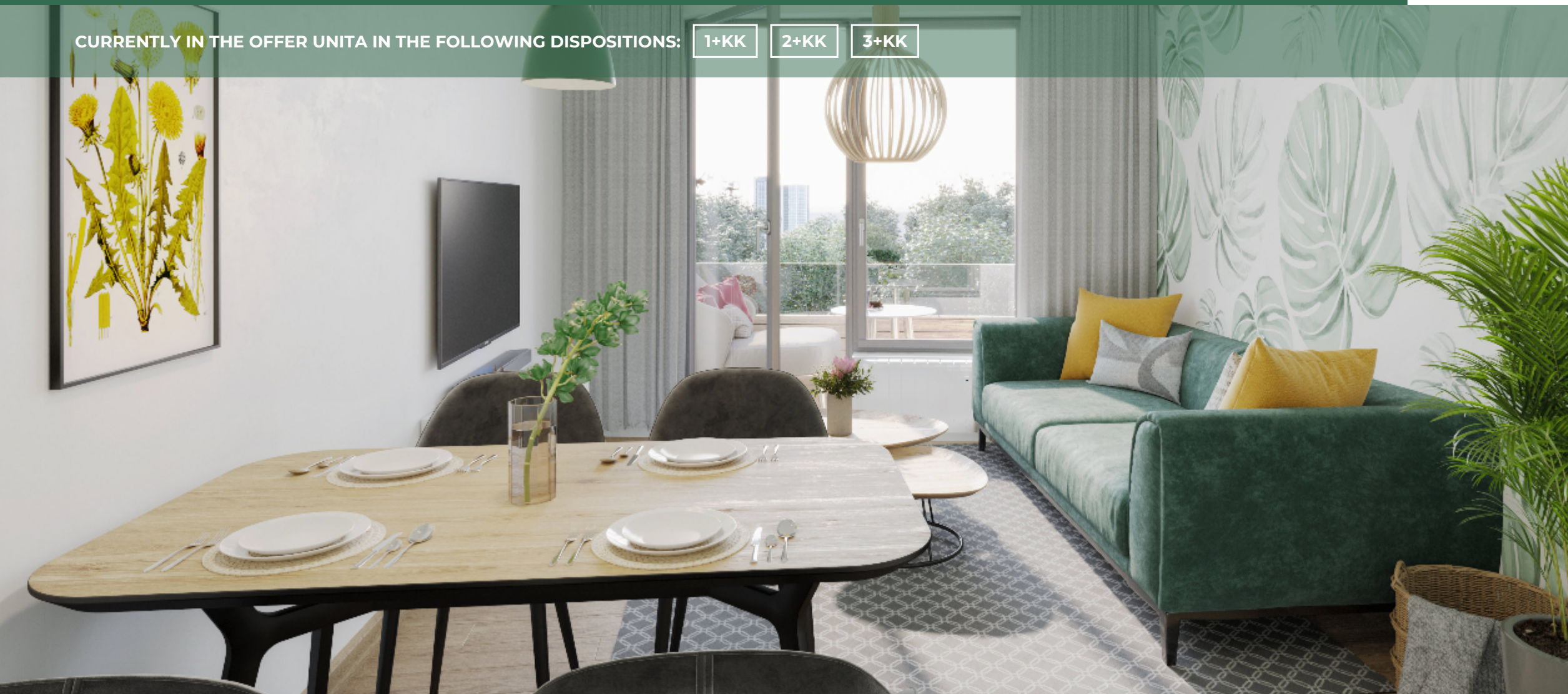


CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

1+KK

2+KK

3+KK





The Na Vinici villa house, set on a fruitful hillside of the Prague district Vinohrady, offers pleasant living with all the conveniences of the metropolis. The architectural solution of a new modern building combined with a special PSN style respects traditional housing values. A total of 27 apartments with the layout ranging from 1 room + kitchenette to 3 rooms + kitchenette are equipped in the Fit out standard.

Vila dům Na Vinici  
Perucká  
Praha 3

[na-vinici.cz](https://na-vinici.cz)



- » New apartments available in layouts: 1 room + kitchenette to 3 rooms + kitchenette
- » In the Fit out standard of a timeless design
- » Cellar cubicles and parking spaces in the basement of the house
- » Prestigious green district providing all benefits of the city
- »





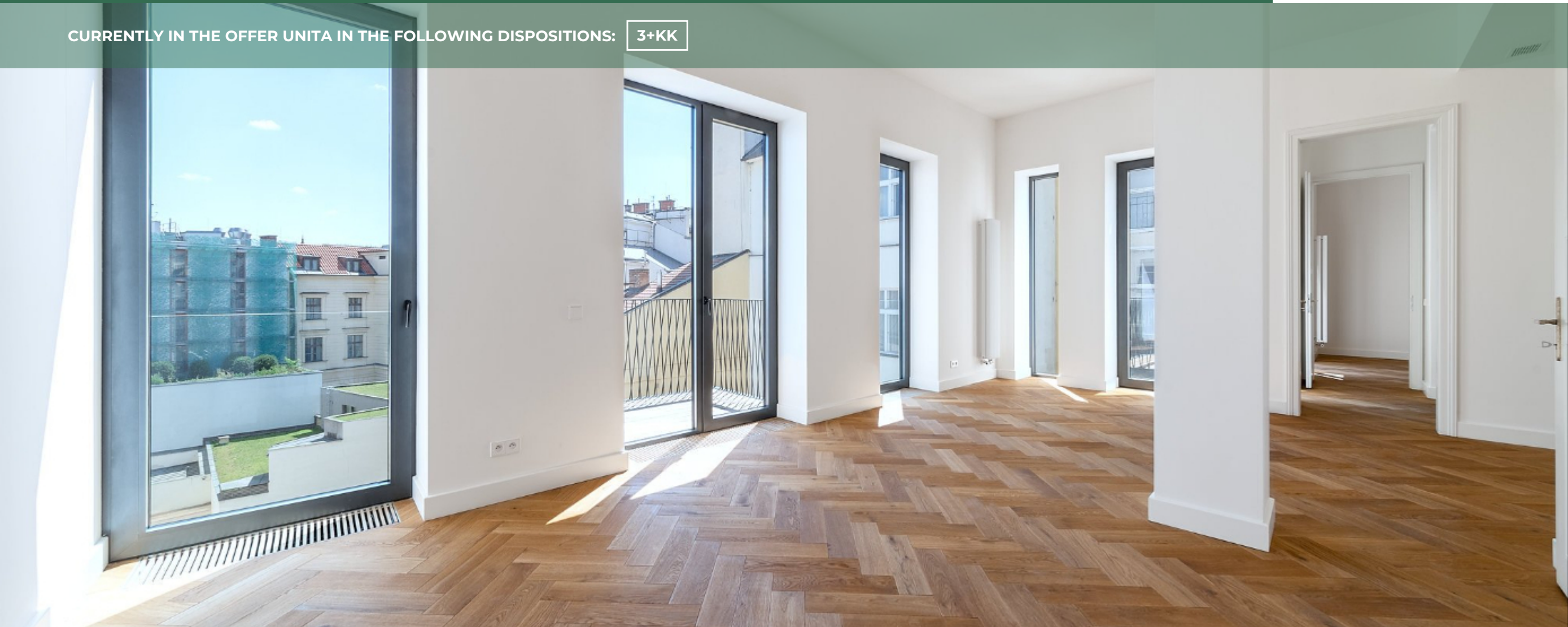




# First class housing in the heart of Prague

CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

3+KK





Refinement, gracefulness, luxury and exclusivity – all of that stems from the sensitive rehabilitation of the neo-Renaissance Dlážděná Palace! Find the real oasis of calm right in the pulsating heart of the historic city of Prague. Locating of the house meets the demands for active living in the city. The Dlážděná street directly follows up on the Hybernská street leading to the Prašná Gate and the Na Příkopě shopping boulevard.

**Palác Dlážděná**  
**Dlážděná 1586/4**  
**Praha 1**

[palacdlazdena.cz](http://palacdlazdena.cz)



- » Luxurious housing in the historic centre of Prague
- » Private wellness and the gym zone
- » Parking with the modern garage stacker system
- » Sensitive reconstructed apartments and house
- » Ideal non-residential premises for your business



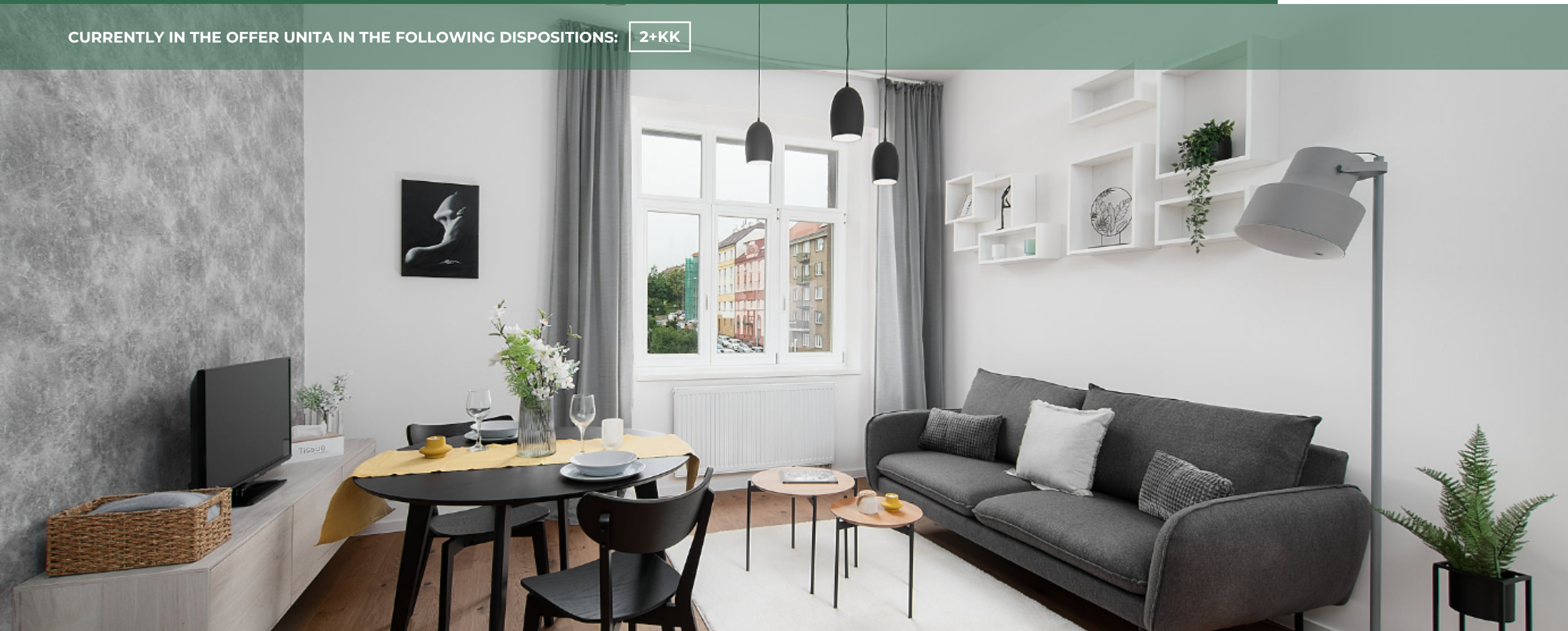






# Port of life bathed in sunshine

CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS: 2+KK





The newly renovated interwar apartment building is moored in close proximity to a park called Pod Korábem, on the northern slope of Libeň. Like a sailing ship soaring on the corner of Konšelská and Lindnerova Streets, offering a comfortable environment for modern life.

**Residence Nad Korábem**  
Konšelská 2  
Praha 8

[nadkorabem.cz](https://nadkorabem.cz)









# For real life in the rhythm of the big city

CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

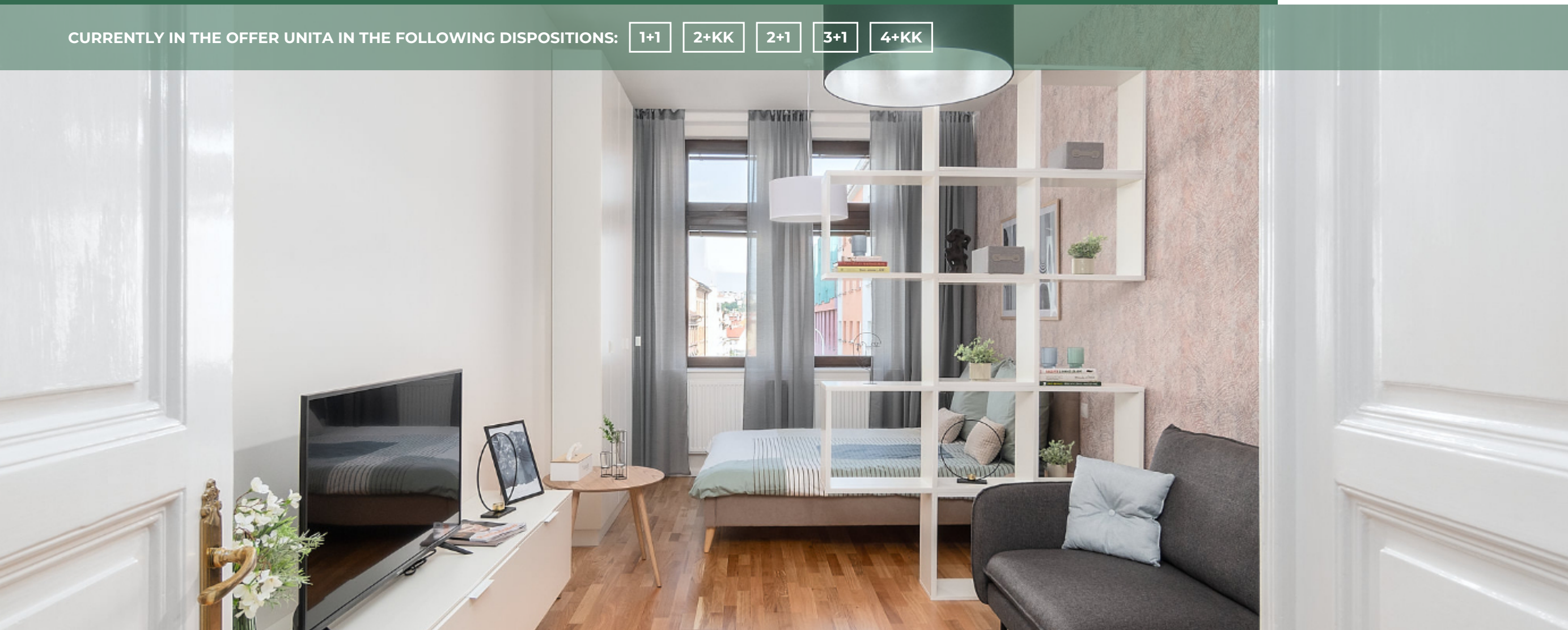
1+1

2+KK

2+1

3+1

4+KK





This peculiar place perfectly satisfying the current housing and active city life demands was built with a fundamental respect for the craftsmanship of the old master masons. In the middle of everything, in the Palmovka dynamic metropolitan district offering a great accessibility of public transport links and a wide range of sporting and cultural activities, there is Pilcova Residence (the Pilc' Residential House). It holds five floors with the Shell & Core apartments available in the layouts ranging

**Pilcova Residence**  
Sokolovská 198, Praha 8-Palmovka  
Praha 8

[pilcovarezidence.cz](https://pilcovarezidence.cz)



- » Apartments available in layouts:  
1 room + kitchenette  
to 4 rooms + kitchenette
- » The Shell & Core standard for individual fine-tuning of your space to live
- » Dynamic quarter offering a great accessibility of public transport links
- » Wide range of activities and services for citizens
- » All for a perfect life in the city

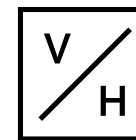








# Create your new harmonious home



Residence  
Dr. Holého

CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

1+KK

SKLAD





Everybody who wants to create their new harmonious home and, at the same time, enjoy all amenities of the City of Prague will be excited by the Dr. Holý Residential House.

**Rezidence Dr. Holého**  
náměstí Dr. Václava Holého 1057/16  
Praha 8

[doktoraholeho.cz](https://doktoraholeho.cz)



- » Units 1 + kk and 2 + kk with cellar.
- » 400 metres from Palmovka metro station
- » 5 minutes in the park, garden, theater or shop and pharmacy.
- » all civic amenities
- » The site features an amazing genius loci









# Live as you wish!

## New housing concept



CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

1+KK

2+KK





You shape your life. Live your own way! A quite unique project of community housing offers the specifically designed housing units (1 room + kitchenette and 2 rooms + kitchenette). This type of housing is ideal as a starting housing option for students or as an alternative of hotel living for employees.

**vbloku**  
Peroutkova 531/81  
Praha 5

[vbloku.psn.cz](https://vbloku.psn.cz)



- » Cheapest housing in the Malvazinky district
- » 1 room + kitchenette & 2 rooms + kitchenette
- » Community garden with a grill, a gym and a relaxation zone
- » All amenities and the doctor in the building
- » Great accessibility of public transport links









# Affordable housing in the Vinohrady municipal district

DEPO  
GRÉBOVKA

CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

1+KK

2+KK

2+1

3+KK

ATYPICKÝ





DEPO GRÉBOVKA is located in a luxurious area of Prague - Vinohrady. The project offers affordable housing with unique views only a few steps away from the Grébovka Park. The area of which were the former Royal vineyards has preserved its charm to this day and gives rise to a unique place to live.

Depo Grébovka  
Perucká 2483/9  
Praha 2

[depogrebovka.cz](https://depogrebovka.cz)



- » Beautiful views from the windows and roofs
- » Smaller units from 1+kk to 3+kk
- » Including fitness, reception and parking
- » Minute from Grébovka Park
- » Great accessibility of public transport links









# For life as in fairy tale



CURRENTLY IN THE OFFER UNITA IN THE FOLLOWING DISPOSITIONS:

2+KK

2+1

3+KK

4+KK





The magnificent Baroque-style complex has undergone several reconstructions over the centuries, which have given it an unmistakable character and monumental value. Today it has a Neo-Baroque appearance with a richly decorated façade from 1910.

**Rezidence Slovanka**  
Hlubočepská 17/6  
Praha 5

[rezidenceslovanka.cz](https://rezidenceslovanka.cz)









# We develop life in Prague

The surroundings we live in matters to us. That is why we decided to continue to develop and improve that. The first step towards implementation was to hold the initial meeting of property owners, which happened in the Prague 3 Municipal District Office in the Žižkovo náměstí square on 24 July 2019. The purpose of this meeting was to open joint discussion about the municipal district development by way of revitalizing not only the buildings themselves but also the adjacent neighbourhood. Much credit is due to the Bieno representative association, which keeps developing and revitalizing courtyards for a long time, for its inspirational lecture and further motivation for change. Big thanks also go to the Prague 3 Municipal District Office for allowing us to hold this event. We believe that you will help us strive to materialize the incentives and ideas we collected during the meeting.

Last September, PSN also supported the environmental and educational event called Let's clean Vítkov II, in which nearly 100 volunteers took part.

Not only the Prague 3 Municipal District Office, but also the Ministry of the Environment and other partners were involved in this event. A total of 1,800 kilograms of rubbish was collected around Vítkov in one day.





We also offer the possibility of residential and non-residential premises rental. Our most lucrative real estate includes Tančící dům (Dancing House), Dům Módy (Fashion House), City Empiria, buildings in the Krakovská street and the 36 Drahobejlova street near the O2 Arena and many others.



## Rental Properties Current Offering



## Dancing House (Tančící dům)



Like the idea of having your office in the building which is an icon of the Prague architecture?

We can offer you the premises in the Dancing House, covering an area from 15 to 175 m<sup>2</sup>. The kitchenette and the meeting room with a beautiful view of the river and the Prague castle will get you for sure.



## 36 Drahořejlova Street

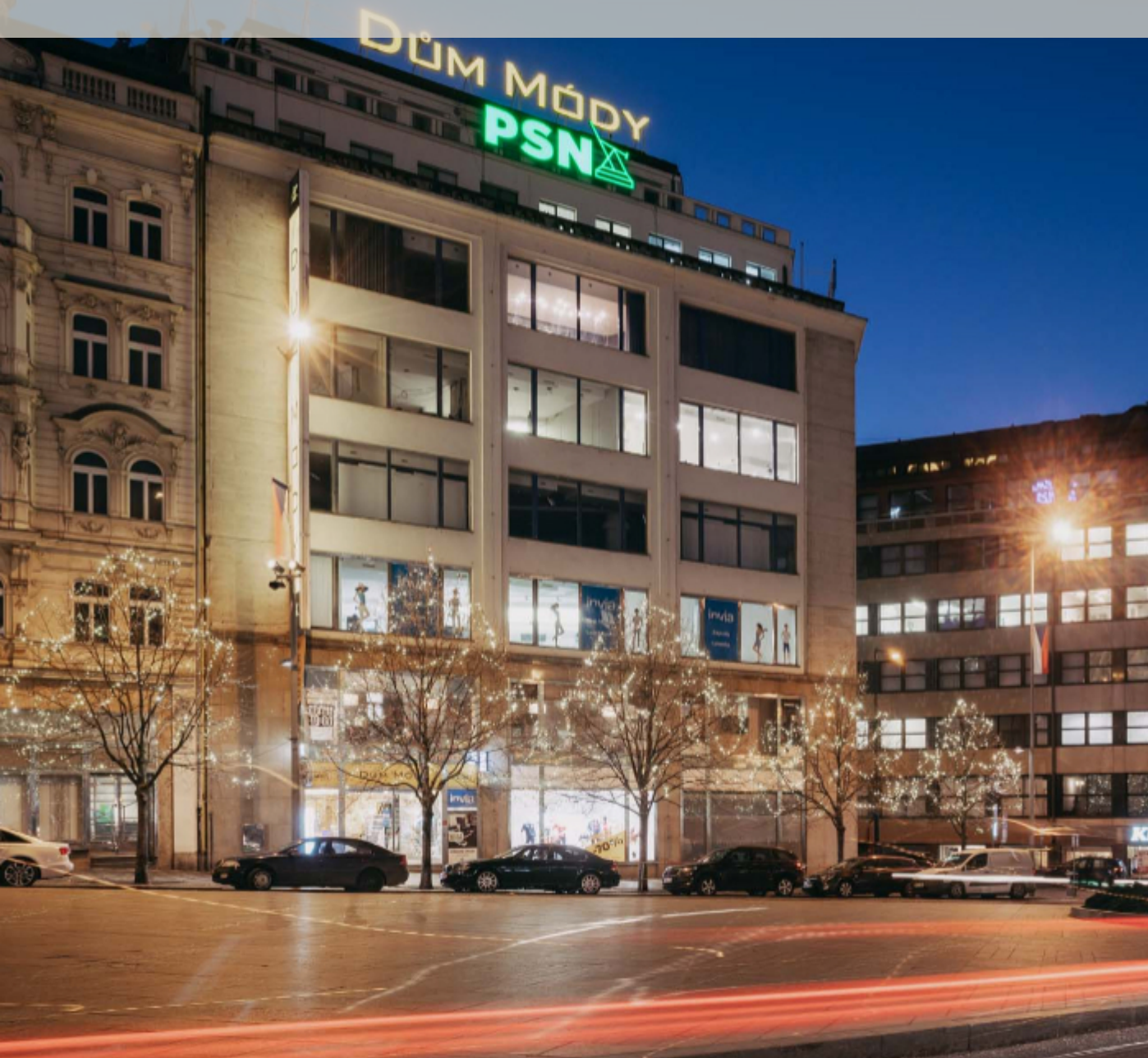


Commercial premises right next to the O2 Arena in the vicinity of the Českomoravská metro station.

You can rent the area sized up to 1,000 m<sup>2</sup>.



## Fashion House (Dům Módy)



The Fashion House ranks among our possibly most lucrative addresses.  
We can now offer you the premises in this building, covering the area from 5 to 660 m<sup>2</sup>.



## 9 Krakovská Street



And what would you say to having your office in the representative building in the centre of Prague near Wenceslas Square? In the building located in the Krakovská street, we can offer you premises covering the area from 20 m<sup>2</sup> to 4,000 m<sup>2</sup>, with the reception desk and the possibility of parking in underground garages.



# Kotva Department Store



Rental of completely equipped premises of the gym in the exclusive location in the very centre of Prague, on the 4th floor of the Kotva department store.  
The total area is 2,017 m<sup>2</sup>.



## 5 Laubova Street



Prestigious address in the Vinohrady municipal district.  
There is a new modern apartment (3 rooms + kitchenette, 134,5 m<sup>2</sup>) available for rent, near the Jiřího z Poděbrad metro station. The house was completely renovated, including its elevator, and looks forward to welcoming its new residents.



# City Empiria





# Our Engagement in Pardubice

Our office in Pardubice was opened in 1993 and it has had a prominent position in our company since then. We are providing you with the same wide and high quality services in Pardubice and Hradec Králové as in Prague.

Our current offering of rental property includes, for instance, office premises in the very heart of Pardubice (Pernerova and Sukova třída streets), in the 17. listopadu street or an entire administrative building in Semtín, covering an area of 300 m<sup>2</sup>. We also offer new office areas in the modern building in the 5. května square in Hradec Králové.

Last year we also became the owner of the historic building of the Grand Pardubice shopping mall. This is also where you can rent representative areas for your office or the entire shop now. The shopping mall is located in the Náměstí Míru square where all urban life is concentrated and, therefore, you will definitely not suffer from the lack of customers!

Our portfolio also includes warehouse and production areas, such as in Hradec Králové.

If you are searching for appropriate premises to rent or buy, our professional team is fully available to you.









# About us

We´re bringing houses to life.  
And yours, too!

The company PSN s.r.o. has been active in the real property market since 1991. The early 2019 saw the company changing its name from Pražská správa nemovitostí (Administration of Prague Real Estate) to PSN. We wish to pursue our goal that the real estate should be taken care of with respect to its original architecture and historical legacy, while meeting the requirements of modern times. Our main goal is to bring houses to life!

In the last decade, we have made a total of 150 purchases of residential houses. We offer the utmost comfort and comprehensive services to house owners. Our acquisition team copes with even a complicated purchase, complex legal matters, such as co-owner interests, real properties with a state interest, property in probate proceedings, etc. We are available to all who need a helping hand in developing their real property.

We are currently revitalizing more than 10 residential houses, such as the unique project of the Vanguard loft housing, a project to develop the community housing in the block, the U Prokopa residential house, Grébovka Depot, luxurious Dlážděná Palace, Opletalova residential house or the U Negrelliho residential house.

We also own the interesting town houses located, among others, in the Pařížská, Břehová, Vinohradská, Mánesova or Laublova streets. Our portfolio also includes a number of non-residential buildings to be rented as office, commercial or other areas. The most interesting ones include undoubtedly Tančící dům (Dancing House) on the Rašín embankment, Dům Módy (Fashion House) in Wenceslas Square, the real property located in the Krakovská street, or our largest acquisition - the Kotva (Anchor) department store. We also invest in industrial buildings and complexes which we rent as warehouses or production areas. Our latest investment of this kind was the 2018 purchase of the KOH-I-NOOR complex in Prague-Vršovice.

Our long-term professional experience, strong financial background and professional attitude are also appreciated by our prominent clients which approached us to help them sell their real estate, such as ČEZ, a.s., O2 Czech Republic a.s., Česká pojišťovna a.s., Česká spořitelna, a.s., Československá obchodní banka, a.s., T-Mobile Czech Republic, Mrs Sonja Baťová, Douwe Egberts Czech Republic s.r.o., KOH-I-NOOR, a.s., Skanska a.s., to name a few.







## Prague headquarters

### Acquisitions

PSN s.r.o.  
Seifertova 823/9  
130 00 Praha 3  
**778 403 590**  
akvizice@psn.cz  
psnkupuje.cz

### Sale of residential projects

PSN s.r.o.  
Seifertova 823/9  
130 00 Praha 3  
**725 753 753**  
prodej@psn.cz  
www.psn.cz

### Rental of offices or commercial space

PSN s.r.o.  
Seifertova 823/9  
130 00 Praha 3  
**221 088 165**  
pronajem@psn.cz  
www.psn.cz

## Branch Pardubice

Pardubice  
Sukova třída 1556  
530 02 Pardubice  
**724 805 805, 466 530 485**  
pardubice@psn.cz

Find out more at [www.psn.cz](http://www.psn.cz)