



Karlín Glasshouse

JV partnership Investment opportunity

KARLÍN GROUP Management a.s. is seeking a JV Partner for developing the project Karlín Glasshouse in Karlín district with more than 19,000 sqm of commercial and residential space.

The developer plans to obtain zoning permit in Q3/2017 and the building permit in Q1/2018

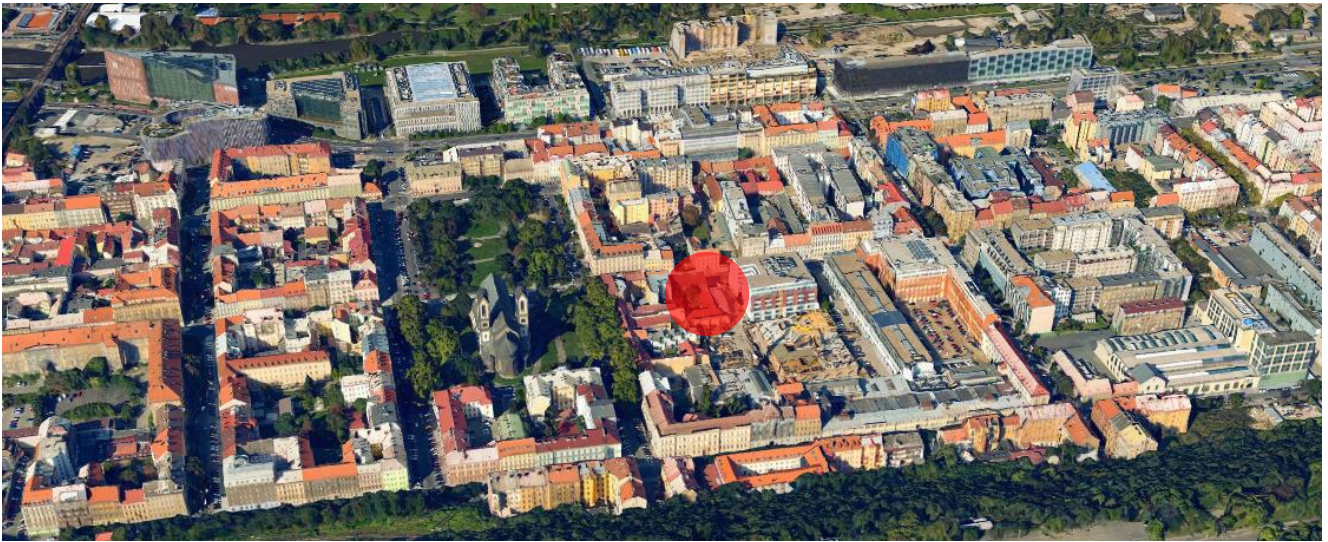
Project is planned to be finalized in 2019

The expected investor's IRR is over 20%

The project is targeted as high standard residential project with modern office space and retail units

Due to great location on Křižíkova street it is very easily accessible by public transport





Key parameters

- Land plot 2,259 sqm
- Total above ground GFA 12,107 sqm on 9 above ground floors and 3 under ground floors
- Mix of retail, office and residential space positioned as above standard in location
- 63 apartments of various type from small studios to luxurious penthouses
- Great accessible by public transport and connected to main roads

About the developer

The KARLÍN GROUP was established in 1997. By today, with the main partner Serge Borenstein they have finished many successful development projects in Karlín, such as Karlín Palace, Corso Karlín, River Diamond, Corso IIa, Cornlofts Šaldova and others. They now focus also on districts Modřany and Holešovice. Karlín Group focuses on development in originally industrial localities, which are changing into modern urban landscape of the future



Deloitte is engaged as a financial advisor

Parties interested in participating in the potential transaction are requested to express their interest in writing to Deloitte

Interested parties will be provided with the full information memorandum after signing NDA

We kindly ask you to keep the provided information strictly private and confidential

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