



**PSN** 

# Acquisitions

A balcony view of a city at dusk. The balcony has a curved metal railing. In the background, a multi-lane bridge spans a wide river. The city lights are visible, and a hill with buildings is in the distance under a colorful sunset sky.

**We are bringing  
houses to life!**



**PSN** is celebrating its **thirtieth birthday** in 2021. Let's stop for a moment, despite everything that is happening today. I won't keep you long - together we'll take a brief glimpse into the past and recall the **fated acquisition** where it all began. And then I'll reveal our plans for the coming days.

For me, everything **began on 1 February 1994**, when I became part of the PSN family and started buying buildings. As soon as I joined the company, I was fascinated by the things that were our daily bread and butter. Soon enough they penetrated the very **nature of PSN** and my profession. Immediate financial preparedness, the drive not to mediate but to deal directly, keep our word, maintain an overview of the market, be prepared for any challenge, look for new opportunities to develop real estates, invest in repairing them and become part of their **bringing them to life...** These are just some of the many values of PSN and also the reasons why I have stayed at this company for more than 25 years.

Currently, I **lead the acquisition team** towards new and sometimes totally unexpected business cases. I have walked **a really long way**. Since the first purchase of an apartment house with fifteen flats and three shops in Dáblice for a million Crowns, when the purchase contract consisted of one sheet of paper with text on both sides and we paid it 5 days

after its entry into the land register, all the way to the purchase of **the second highest building** in Prague worth a billion Crowns. But it doesn't end there. Our journey is ongoing and aims even higher.

Take your time and read the whole brochure in peace - you'll find out a little bit about our work and I firmly believe that you won't regret it. If there is any more information you need while browsing the brochure, please don't hesitate to call me. I'm available at the phone number **+420 777 626 466**.

If you need a clear plan of what to do with your property, please don't put it off. Let me know or stop by directly in our offices. You can also contact my colleagues. **We'll be happy to advise you** and tell you what we would do in your place. **We'll share our knowledge**, just like we let you take a peek into our acquisitions.

The most valuable references for us are the owners themselves, all those who have entrusted us with their property and **do not regret their decision** even after many years. Let's all be healthy, so we can together look forward to new challenges.

**Pavel Citta**  
Head of Acquisitions



# Our journey in time



We entered the real estate market as Prague Property Management. In the same year, the Metronome is installed on the Letná Plain in Prague; it became part of our portfolio as well as the PSN logo.



During these eleven years, we focused on the acquisition of housing funds throughout the Czech Republic. We purchased and revitalized a total of over 4,700 apartments in Prague, Kladno, Liberec, Jihlava, Pardubice and Brno.



In the very heart of Prague, a few steps from the Vltava River, we restored a beautiful historic house in Vojtěšská Street. We still manage the property and use it mostly for long-term rentals. On the ground floor there are also retail premises.



**PSN's portfolio boasts the greatest architectural treasures. And it's still growing...**



We bought the Albatros building in Národní Třída. We reconstructed it, preserving its impressive glass façade. With a lot of respect to the original architectural design, we turned Albatros into a modern work space flooded with light.



We greatly appreciate cooperation with the founder of the world famous furniture company IKEA, Mr. Kamrad. Thanks to this unique cooperation, we purchased a real estate portfolio of three houses in Pařížská, Malá Štupartská and Krakovská Streets. We brought the houses to life and we're proud that we've still keep them in our portfolio, especially for long-term leases and rentals of retail space.



The 2010 acquisition shows that we are able to purchase any property or land. In a huge empty complex in Zličín, Prague, with an area of 340,000 square metres, we created new storage facilities and spaces for retail development with a floor area of 105,000 square metres. We are not afraid to take any opportunity.



**2013**

We complemented our portfolio with the Microna building, a landmark of Modřany, Prague. In 2019 we started rebuilding the original factory into loft housing. The Vanguard Prague project is unparalleled in Central Europe, our vision is unlimited.



**2013**

We pride ourselves on the ownership of another iconic building. The Dancing House is one of the most audacious buildings in Prague and proof that we are not afraid even from the boldest acquisitions. In line with the original plan of Václav Havel, we've made the space accessible to the public and connect the Dancing House with culture.



**2018**

We expanded our portfolio by adding the industrial jewel Koh-i-noor; we're preparing a spectacular revitalization of the whole area. It will retain its industrial genius loci. We honour history, yet we can meet the requirements of contemporary life.



Our portfolio is expanded by the third highest building in the Czech Republic, the Prague skyscraper City Empiria. We plan to invest in maintenance - we wouldn't settle for anything less. We always strive to provide first-class user standards, even for offices.



We were dazzled by the magic of the Na Ostrově Hotel in Beroun. We have enough capital, so we can guarantee the original owners that the property was in good hands.



We continue looking for interesting properties, hotels and guest houses, villas, apartment buildings, office complexes, shopping centres... properties that we can bring to life.

# We make sure that our properties flourish

## Vanguard Prague

We love challenges, so we started reconstructing a disused factory that manufactured aircraft instruments. We are turning the Microna complex with an area of 16,000 square metres into luxurious loft housing with a car lift that allows you to park your car right at your home. The garden on the roof offers fabulous views, while the former bomb shelter connected to building changes into a design wellness centre with a sauna and a glass swimming pool in the form of an aquarium. We prove that we can create super modern housing with the highest demands on quality and luxury.



Original condition

After reconstruction







After reconstruction

## Rezidence Nad Korábem

Respecting the legacy of the First Republic and the signature style of the renowned architectural firm Alois Vavrouš, we revived a beautiful building with flats in Libeň. When renovating property, we always want to add something extra. In this project, the flats received balconies on the courtyard façade, overlooking the peaceful courtyard. The repaired staircases and original handrails were joined by a lift that connects all floors.



Original condition



We've been operating on the Czech real estate market since

**1991.**



**We respect**

original architecture and history of each place

**We're an investor**

creating our own real estate portfolio. We're interested in properties with a potential for which we are prepared to pay adequately. You sell, we buy, without agents, unnecessary delays and charges.



**We maintain  
the values that you  
have created**



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