



# Apartment building

€ 3 199 360 | CZK 80 000 000

533 m<sup>2</sup>, Prague 1, Malá Strana



**Apartment building**533 m<sup>2</sup>, Prague 1, Malá Strana**€ 3 199 360 | CZK 80 000 000**

Total gross floor area of the building	679 m <sup>2</sup>
Total net leasable area of the building	533 m <sup>2</sup>
Plot	215 m <sup>2</sup>
Foot print	215 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	Not required
Reference number	101647

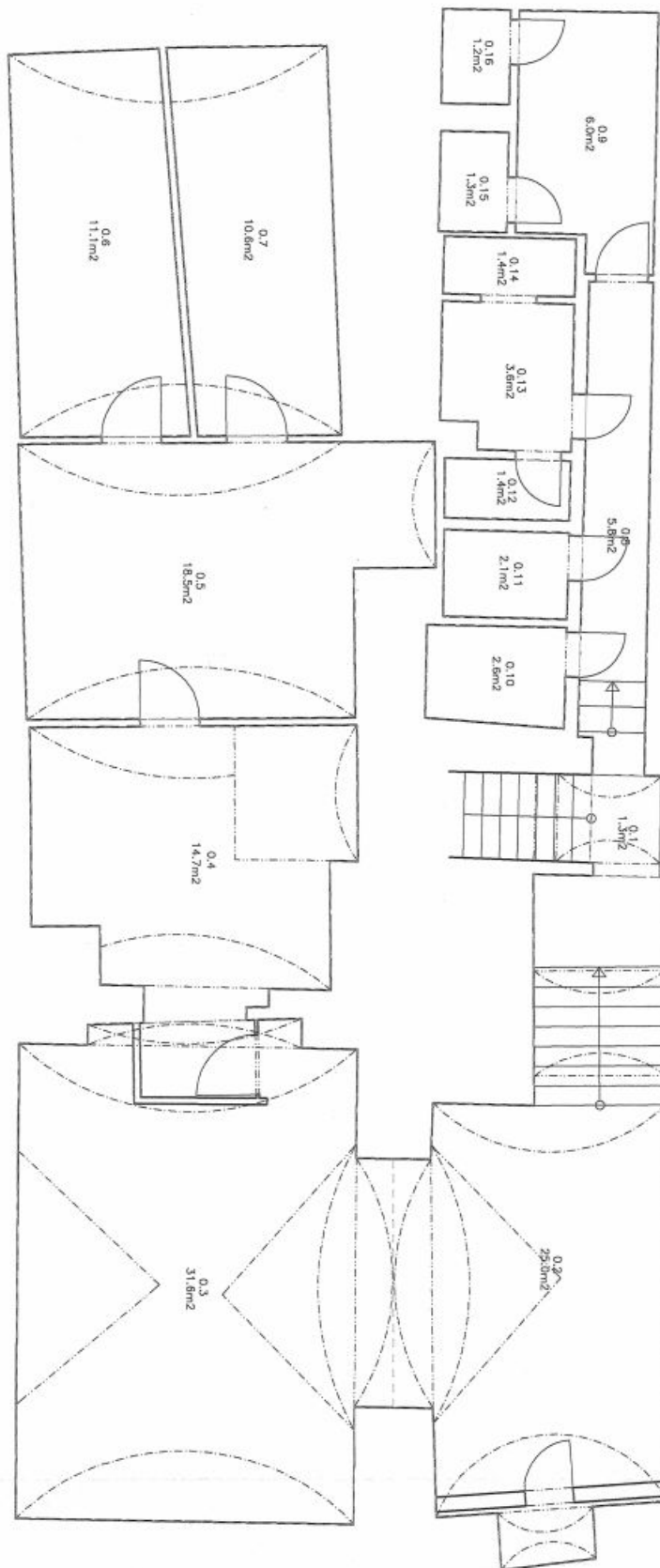
**Sale of a 2/3 share in the "U Malířů" medieval townhouse with 4 apartments and an established restaurant. This unique, charming building with Renaissance and early Baroque elements stands in an attractive location in Malá Strana.**

The elegant corner building has 3 above-ground and 1 underground floors. A **long-term restaurant** is on the 1st underground and ground floors. There is a total of 4 apartments on the 1st and 2nd floors. The attic is configured as an open space with an area of 84.2 sq. m. The total area is **679 sq. m (incl. loggia 11,2 sq.m.)**.

The late medieval house is an **immovable cultural monument**. It was rebuilt in the late Renaissance style around 1609, then in an early Baroque style between 1678–1685. The building is suitable for renovation; two apartments have been renovated and the restaurant was renovated in 2016. Important architectural elements include, for example, **Renaissance vaulted cellars** or **frescoes** from 1936–37 preserved in the interior of the restaurant. The building is not divided into units in the owner's declaration.

**One of the most beautiful places in the historical center of Prague**, located in Malá Strana, near the **Royal Road**, several well-maintained publicly accessible **gardens, Petřín Park, and Kampa Island. Prague Castle and Old Town** are within walking distance. Excellent accessibility is ensured by trams with a stop on Malostranské Square, and the nearest metro station is about a 10-minute walk away.

Total floor area 679 m<sup>2</sup>, plot 215 m<sup>2</sup>.

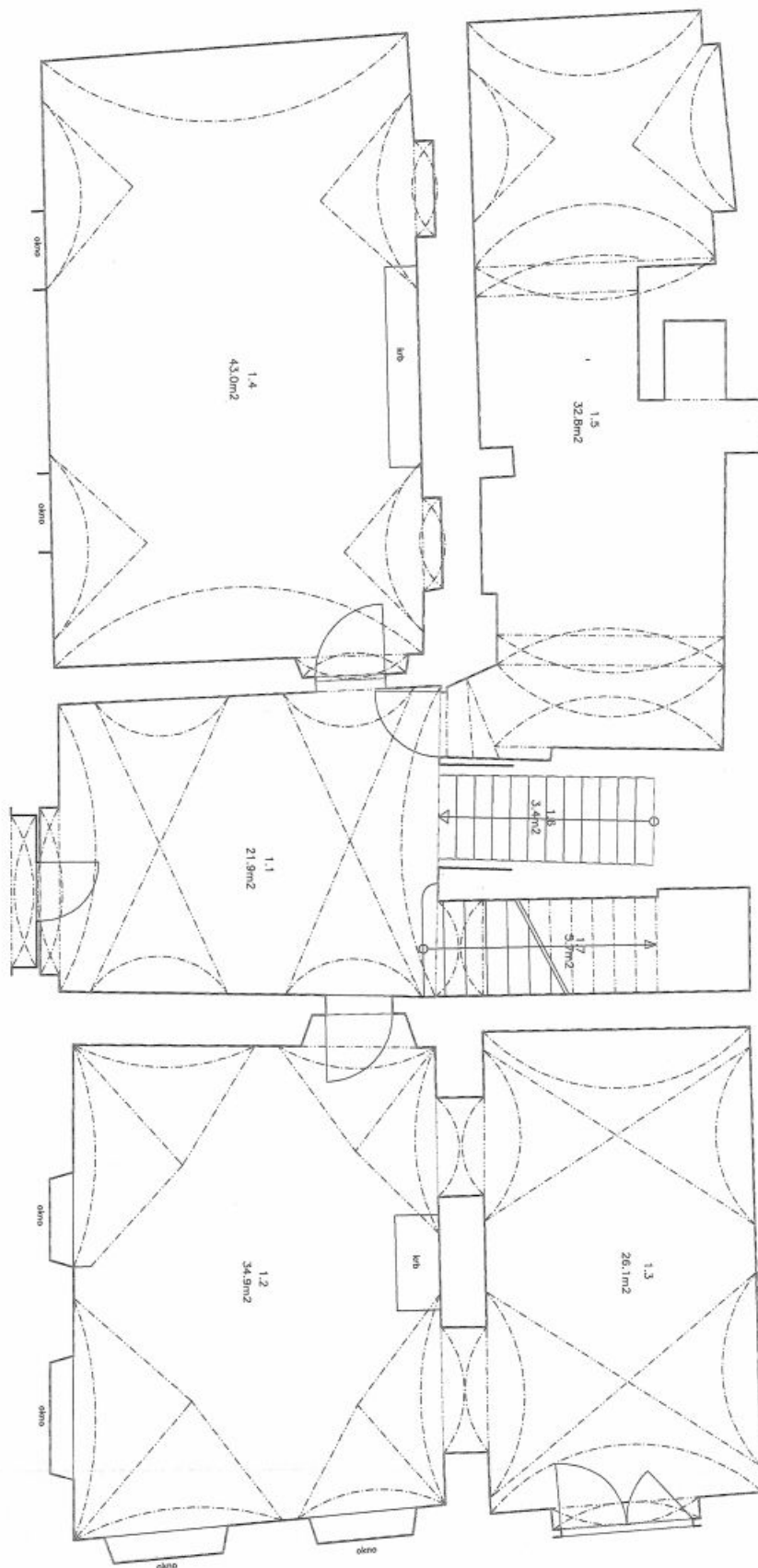


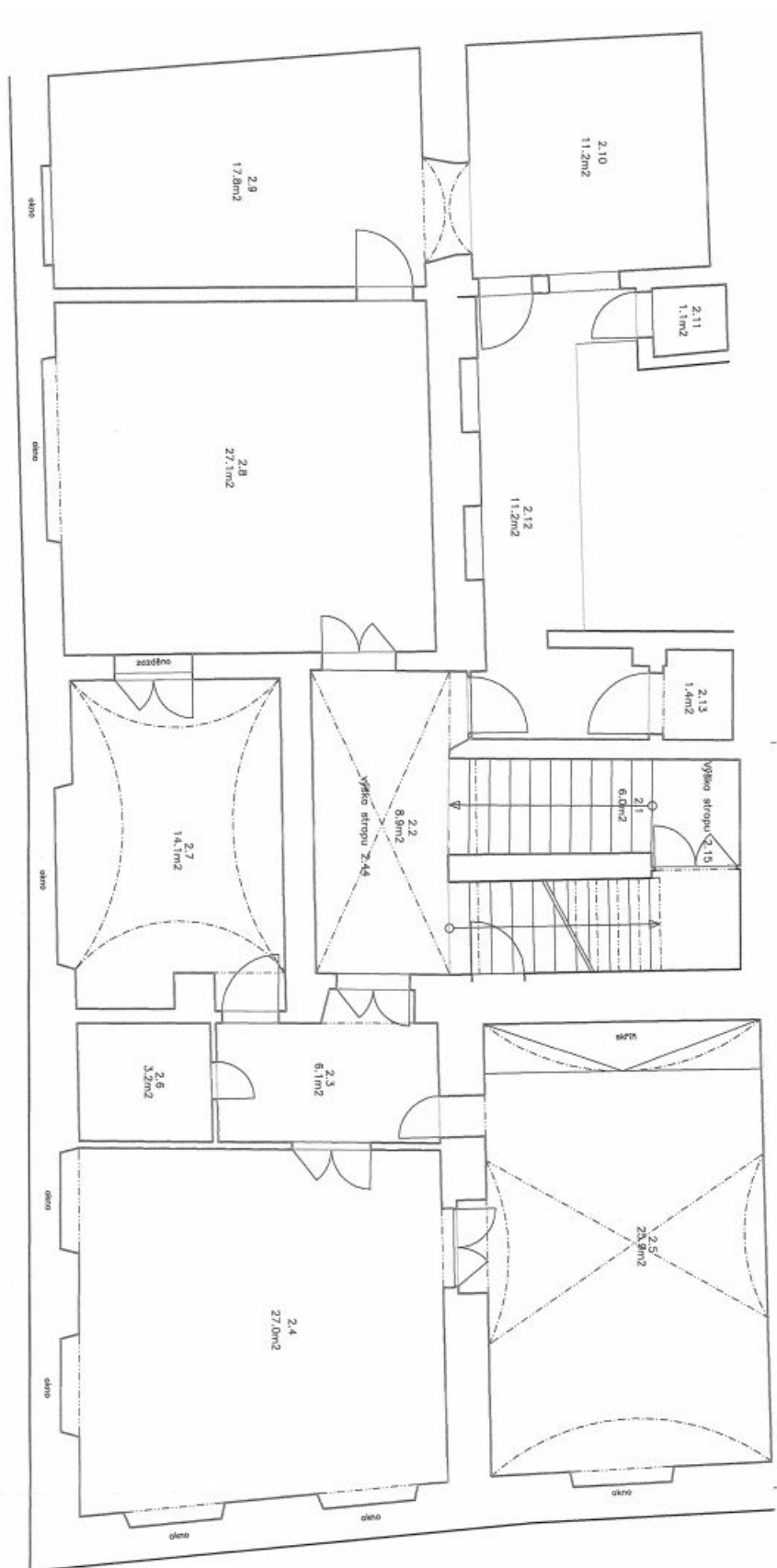


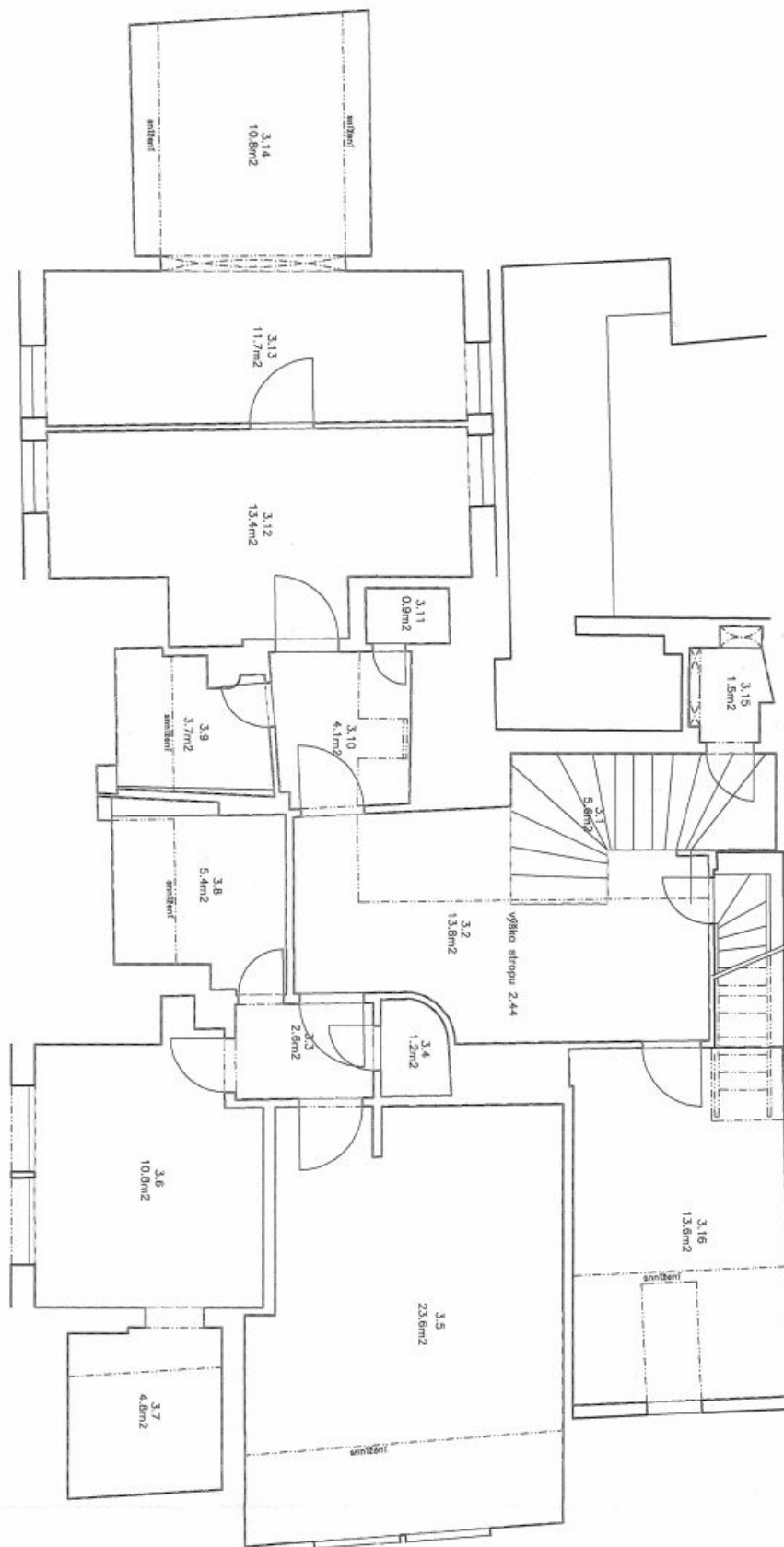
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