



Apartment building

€ 3 163 306 | CZK 80 000 000

533 m², Praha 1, Malá Strana





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

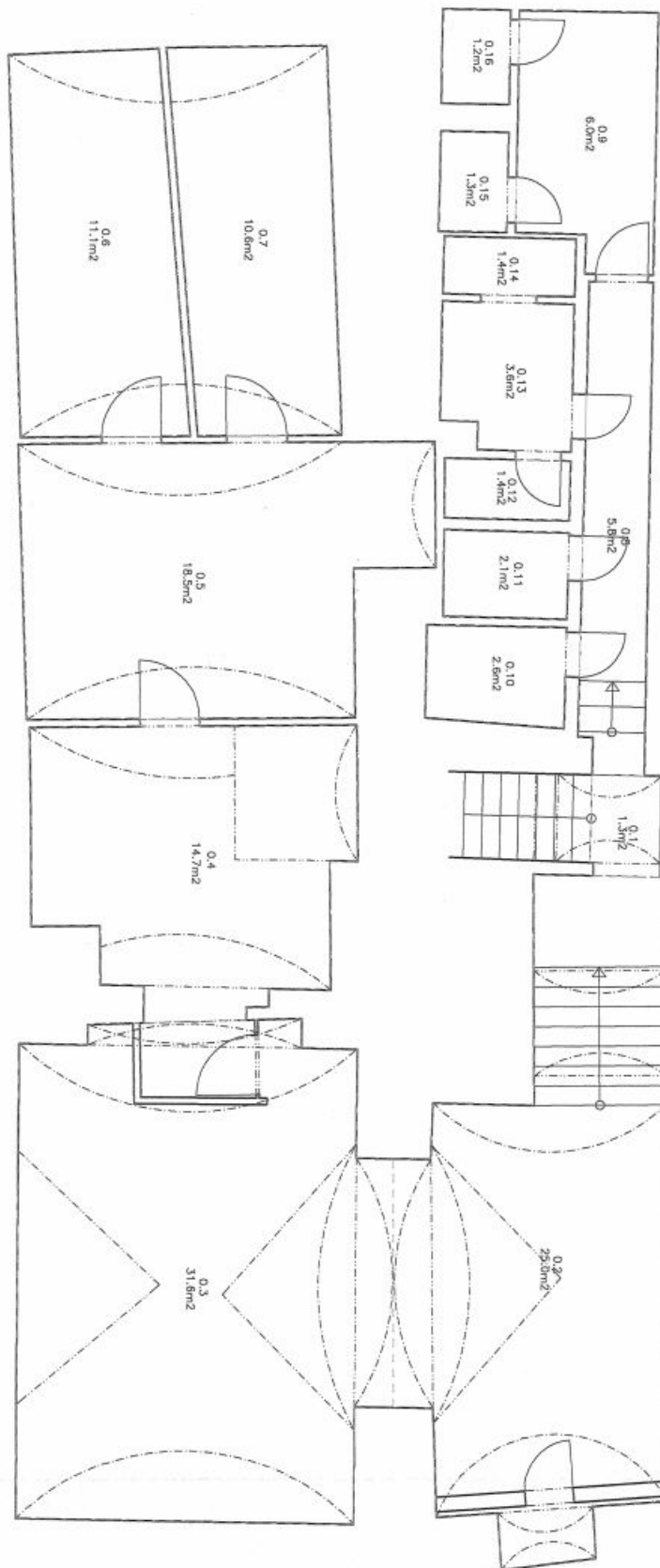
Sale of a 2/3 share in the "U Malířů" medieval townhouse with 4 apartments and an established restaurant. This unique, charming building with Renaissance and early Baroque elements stands in an attractive location in Malá Strana.

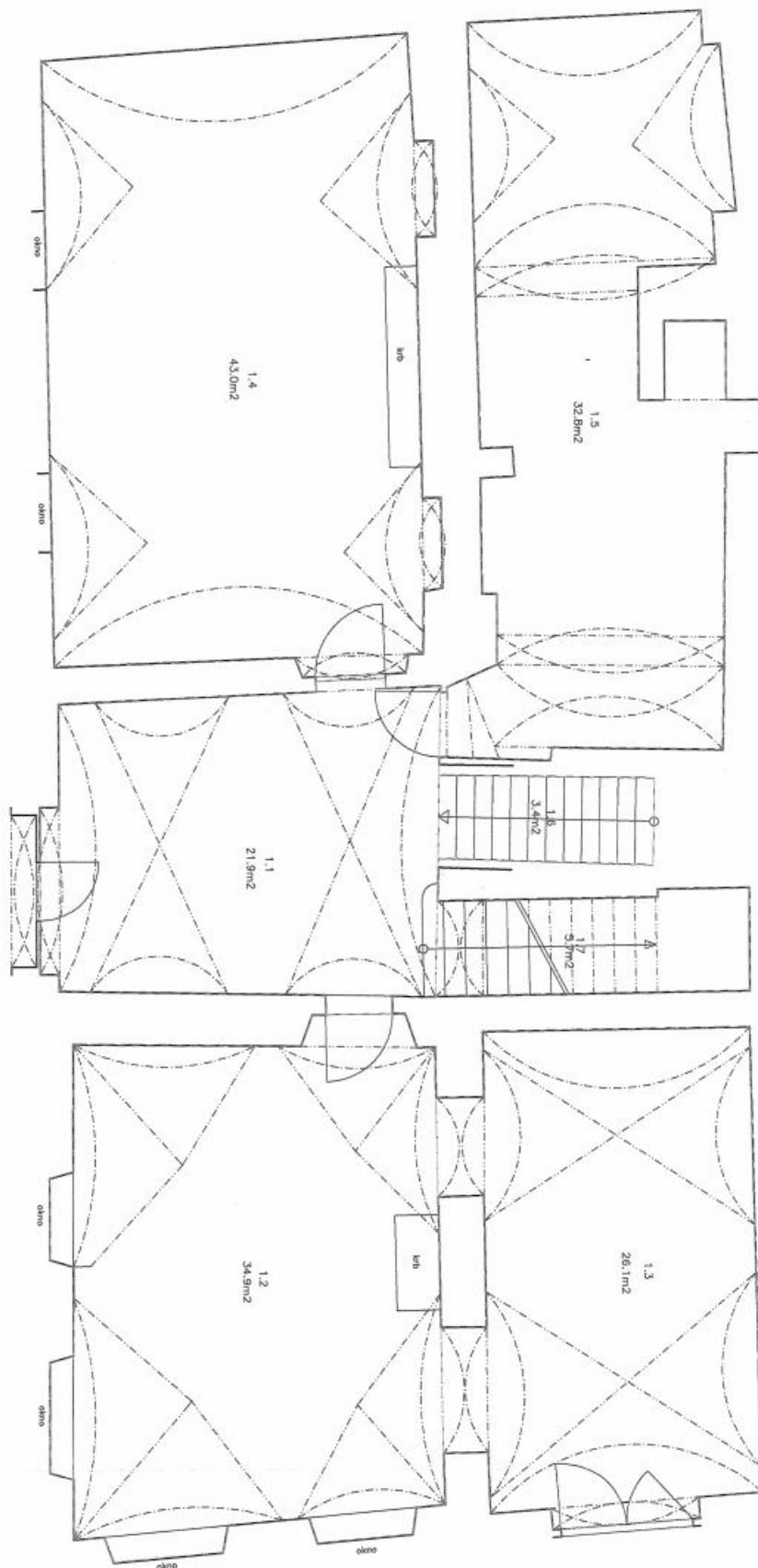
The elegant corner building has 3 above-ground and 1 underground floors. A **long-term restaurant** is on the 1st underground and ground floors. There is a total of 4 apartments on the 1st and 2nd floors. The attic is configured as an open space with an area of 84.2 sq. m. The total area is **679 sq.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

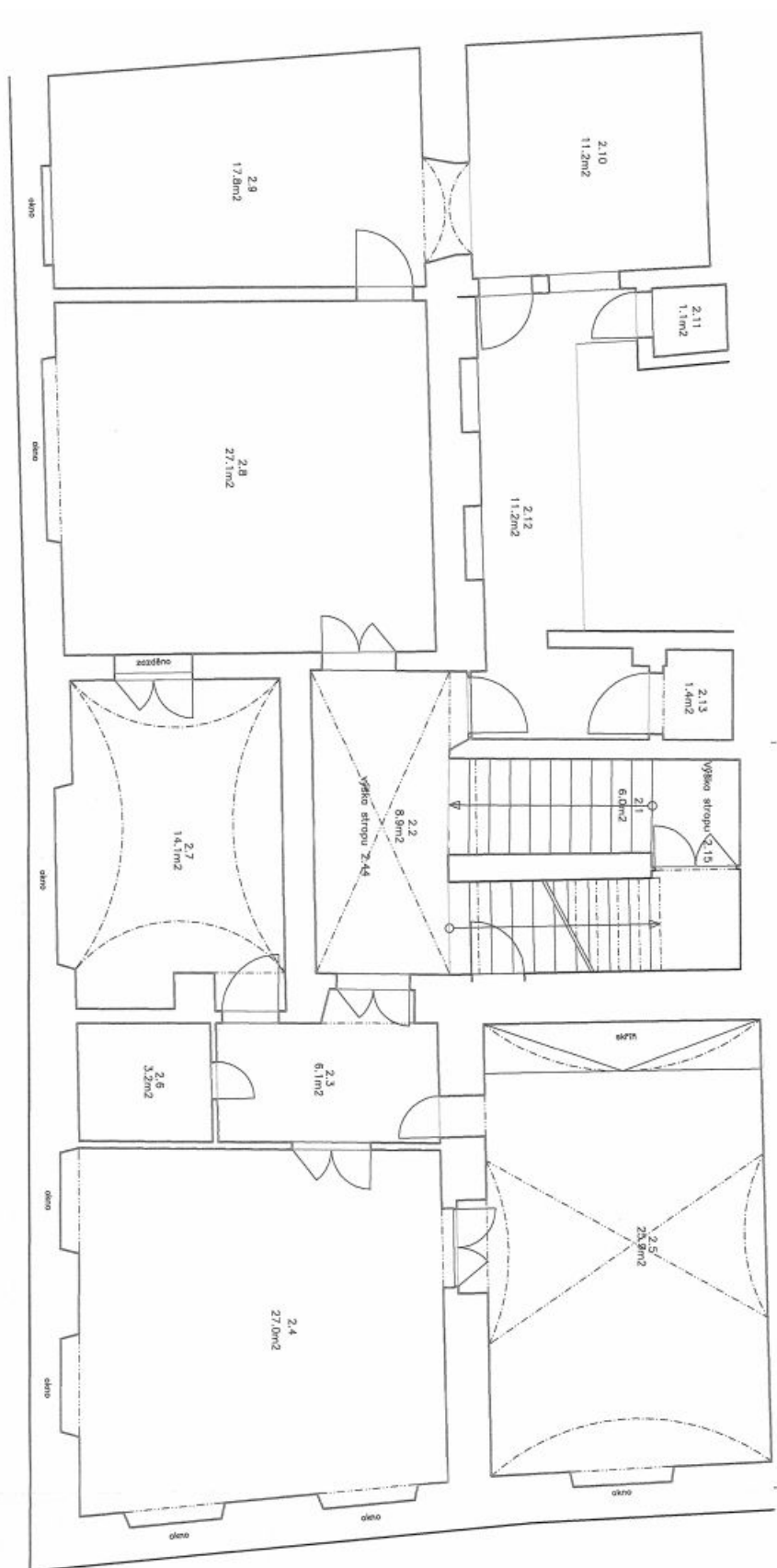
The late medieval house is an **immovable cultural monument**. It was rebuilt in the late Renaissance style around 1609, then in an early Baroque style between 1678–1685. The building is suitable for renovation; two apartments have been renovated and the restaurant was renovated in 2016. Important architectural 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.

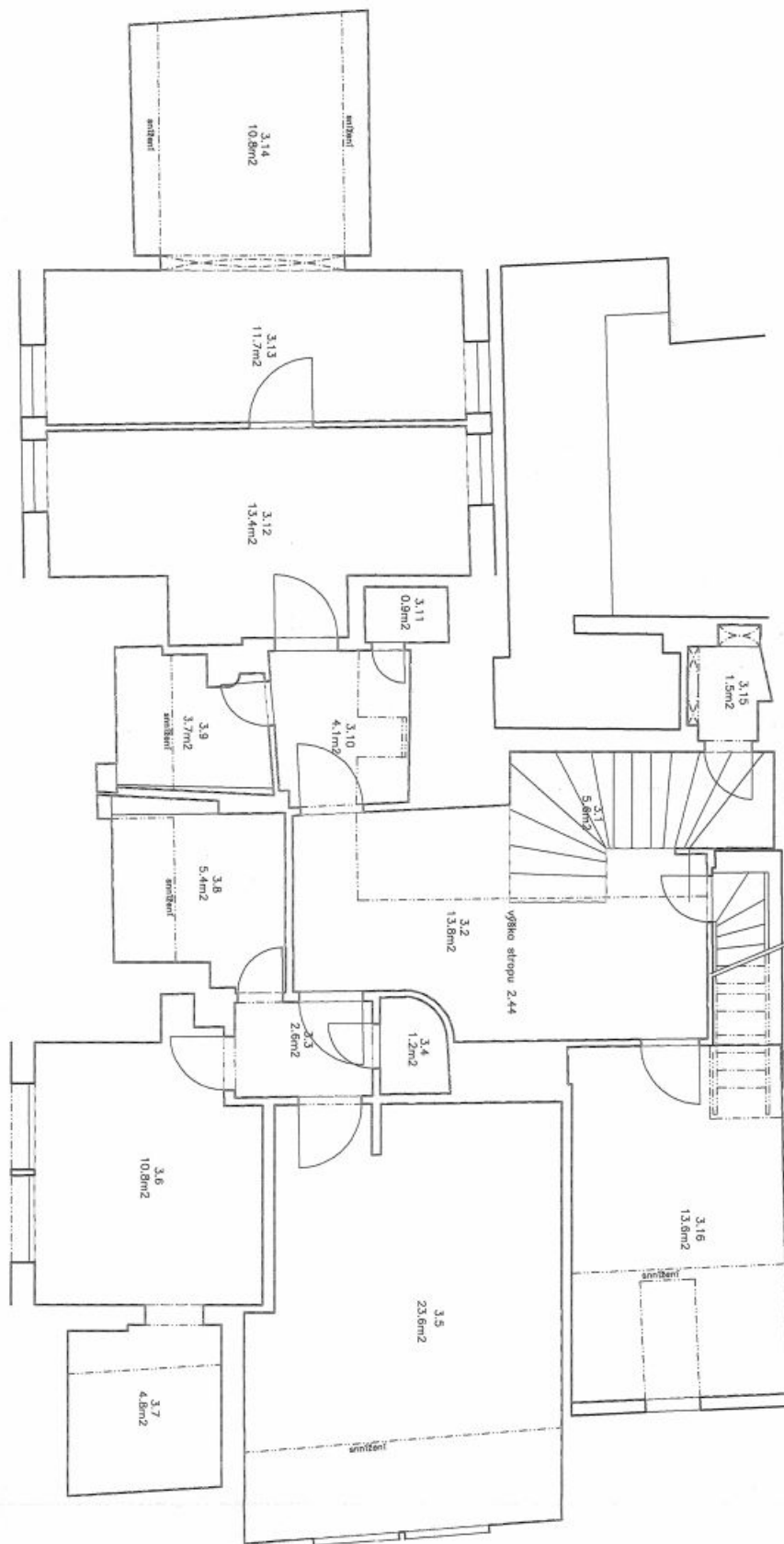
One of the most beautiful places in the historical center of Prague, located in Malá Strana, near the **Royal Road**, several well-maintained publicly accessible **gardens, Petřín Park, and Kampa Island. Prague Castle and Old Town** are within walking distance. Excellent accessibility is ensured by trams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

Total floor area 679 m², plot 215 m².











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