



# Apartment building

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

€ 3 178 387 | CZK 80 000 000





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|                                         |                    |
|-----------------------------------------|--------------------|
| 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.**

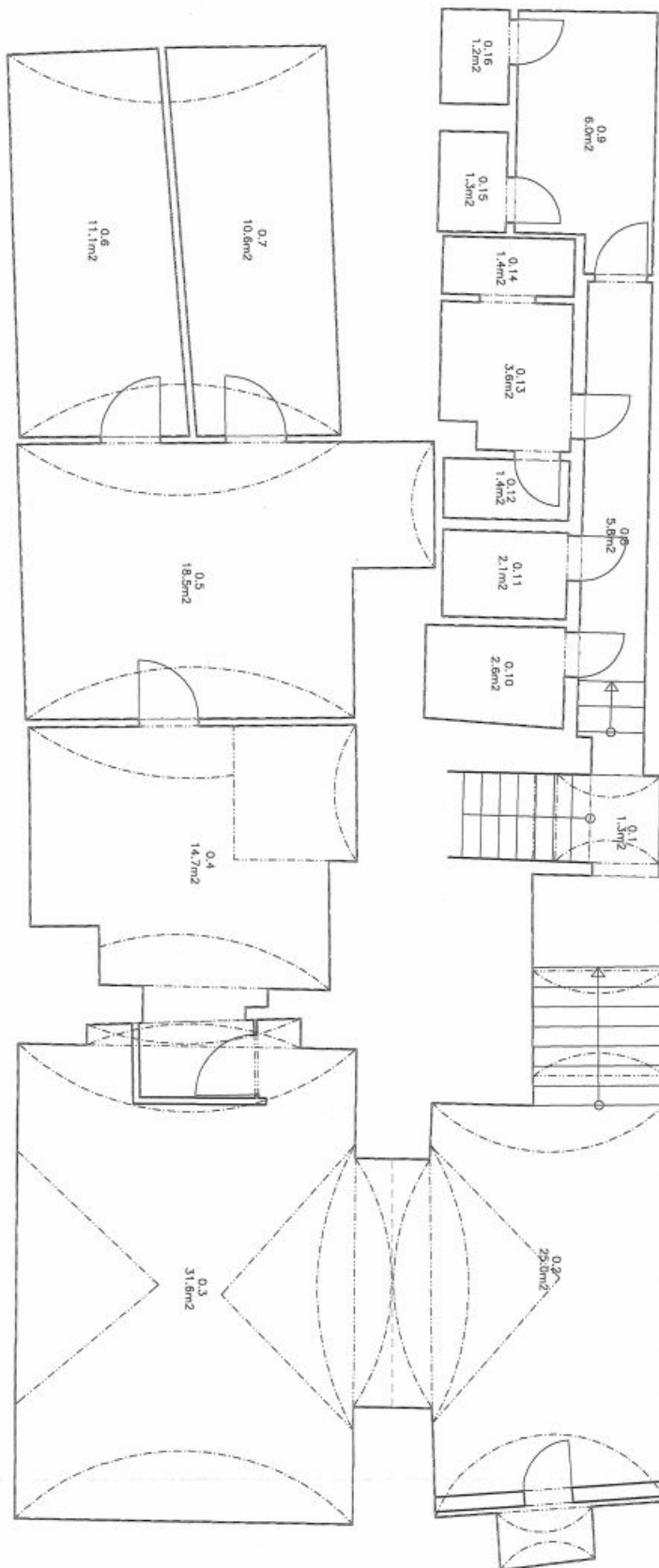
The elegant corner building has 3 above-ground and 1 underground floors. A **long-term restaurant** is on the 1st underground and ground floors. There is a total of 4 apartments on the 1st and 2nd floors. The attic is configured as an open space with an area of 84.2 sq. m. The total area is **679 sq.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

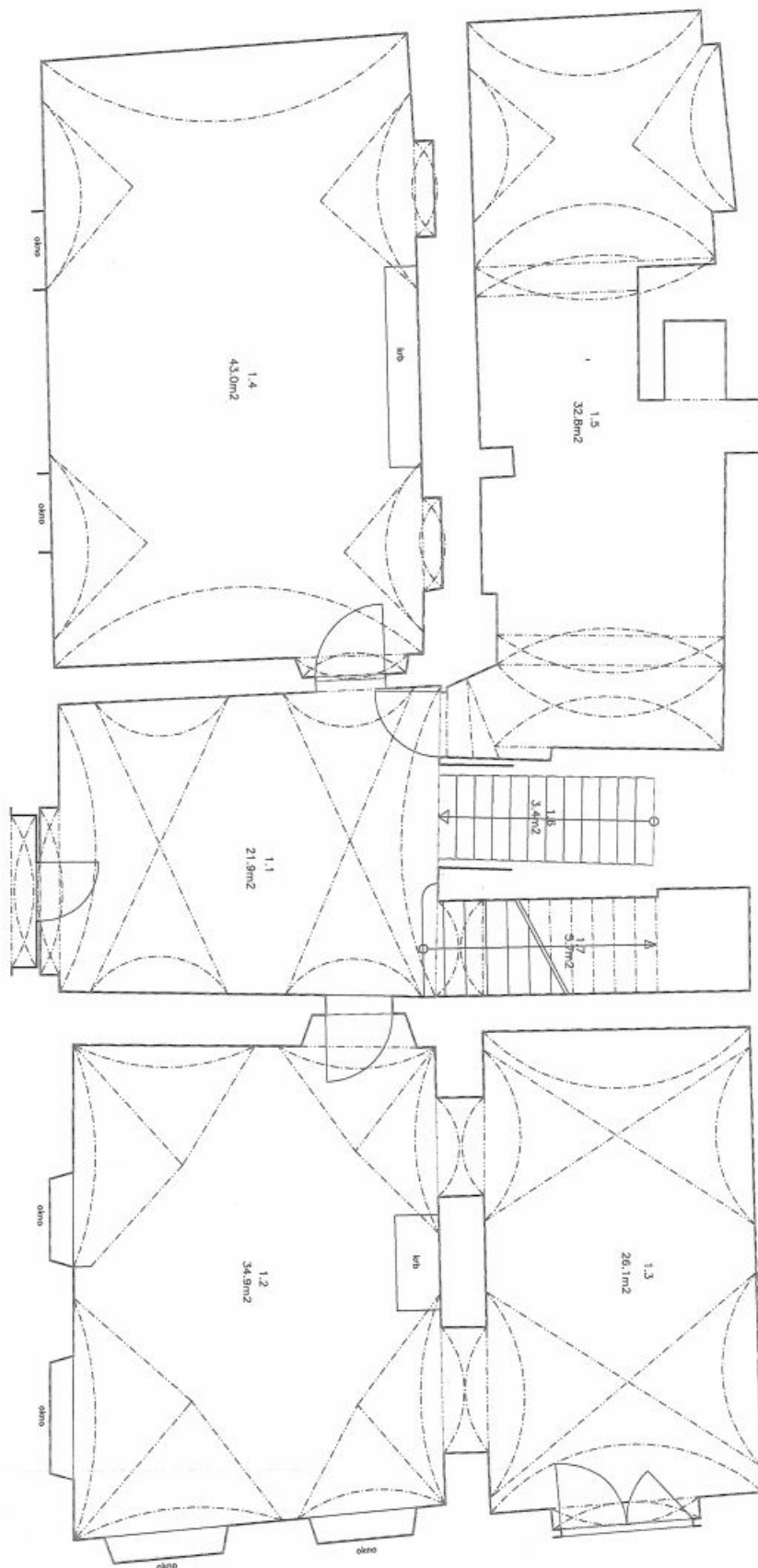
The late medieval house is an **immovable cultural monument**. It was rebuilt in the late Renaissance style around 1609, then in an early Baroque style between 1678–1685. The building is suitable for renovation; two apartments have been renovated and the restaurant was renovated in 2016. Important architectural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

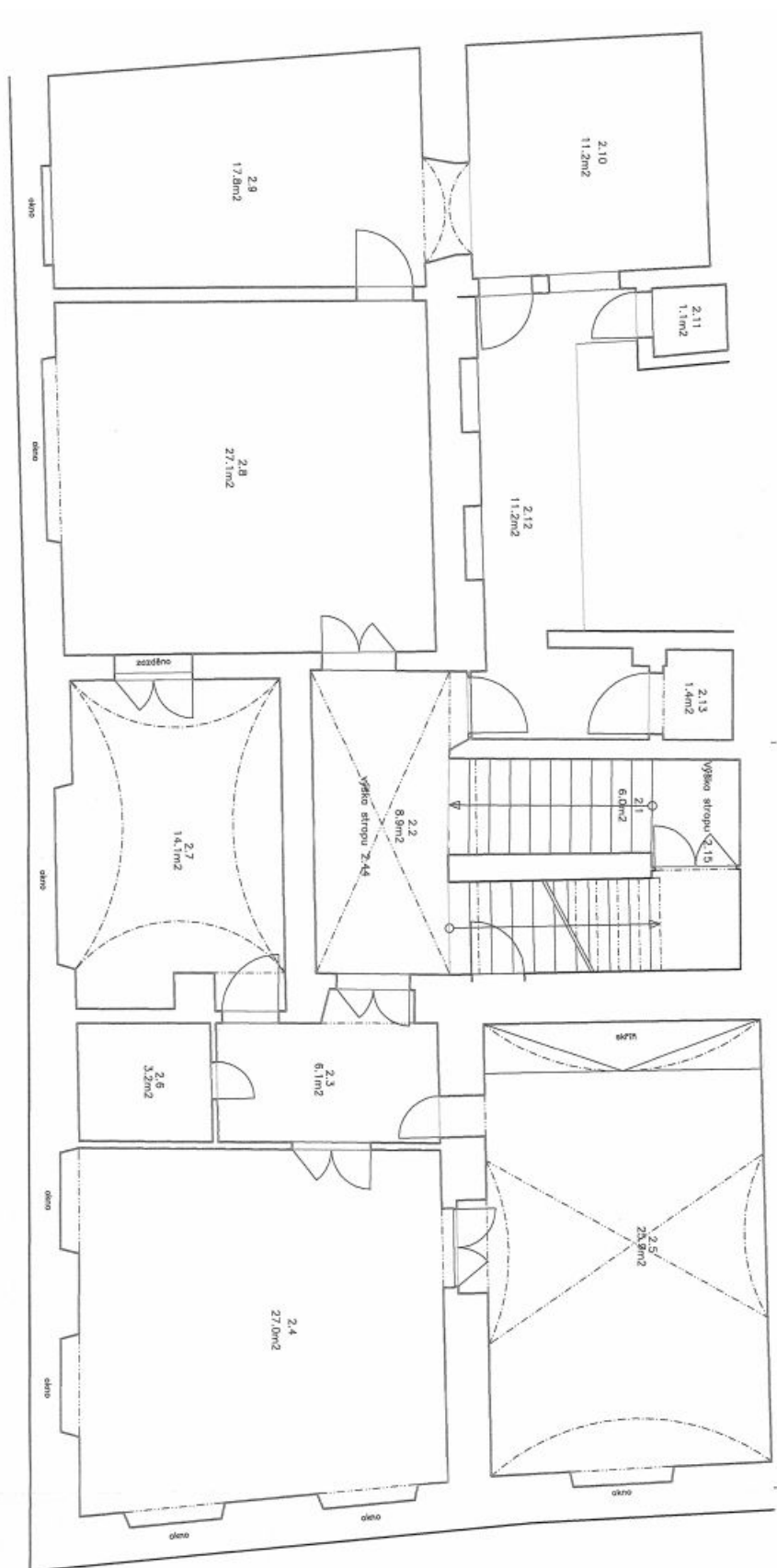
**One of the most beautiful places in the historical center of Prague**, located in Malá Strana, near the **Royal Road**, several well-maintained publicly accessible **gardens, Petřín Park, and Kampa Island. Prague Castle and Old Town** are within walking distance. Excellent accessibility is ensured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

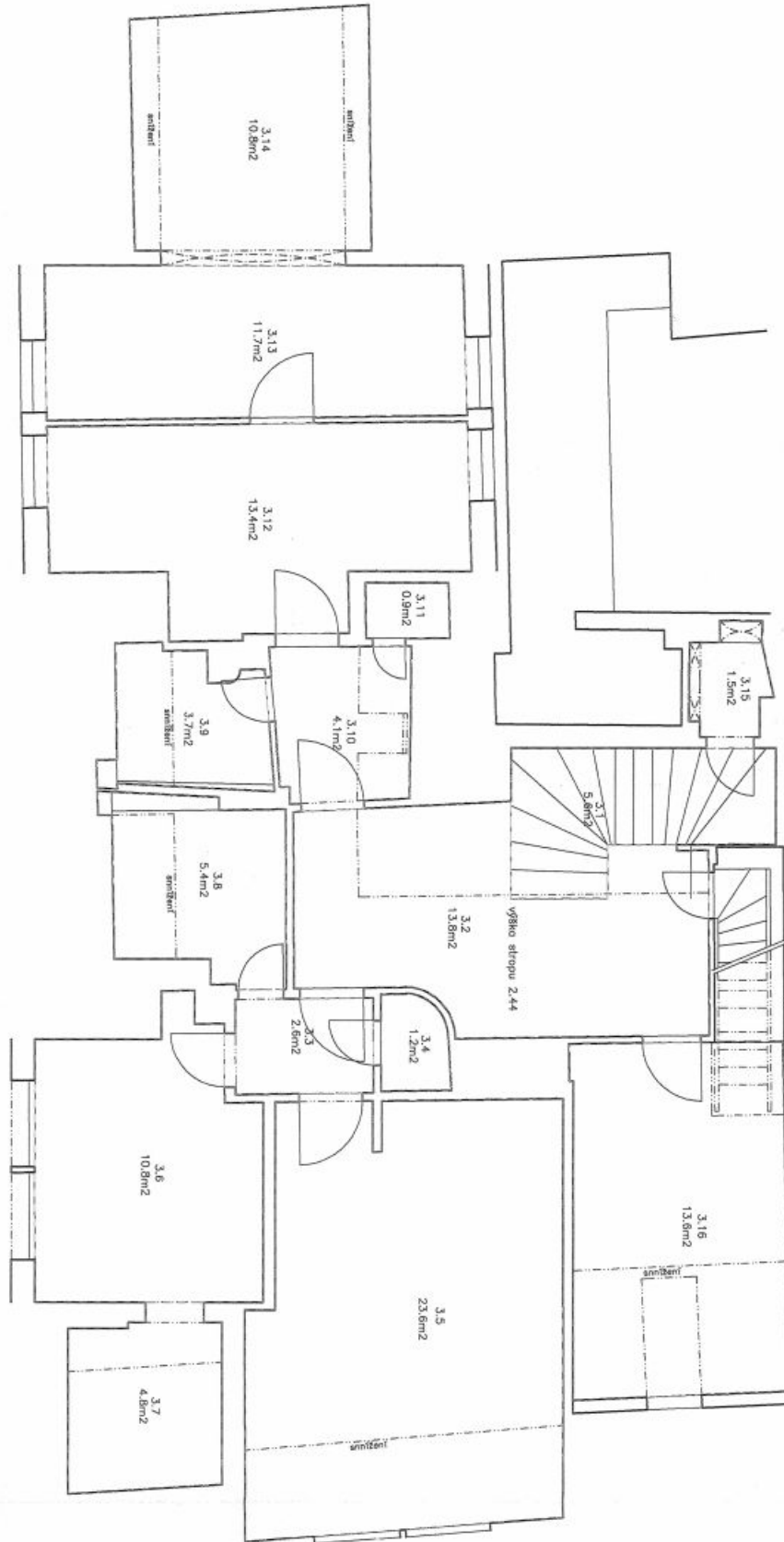
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