



Apartment building

Prague 1, Nové Město, Václavské náměstí

Ask for price





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Total gross floor area of the building	4 960 m ²
Plot	1 273 m ²
Foot print	396 m ²
Parking	-
Cellar	-
PENB	G
Reference number	103364

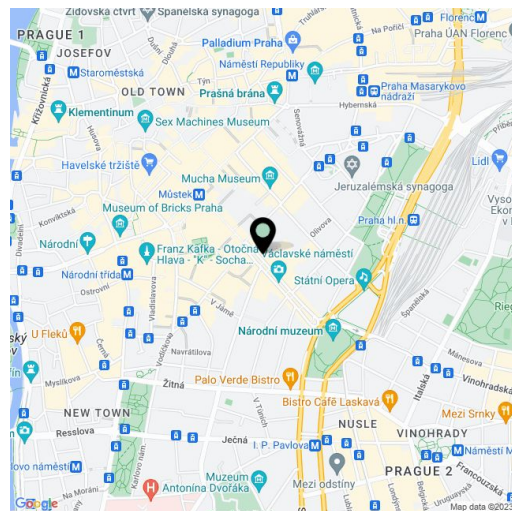
A unique opportunity to acquire a building located in one of the most prestigious spots in the capital. Its front faces Wenceslas Square, the symbolic heart of Prague, which is set to gain a modern and attractive new look by next year, then from the side of the building, the lively main Vodičkova Street, and from the back, the peaceful Franciscan Garden fragrant with roses. The corner Neo-Renaissance Stýblův dům house, with unique views of Wenceslas Square and the National Museum, built in 1892, became one of the tallest and most magnificent buildings on Wenceslas Square. The building was designed by architect Vratislav Pasovský, co-author of the design of the Petřín Lookout Tower. After its reconstruction, for which a building permit has been issued, commercial and residential premises with a total area of almost 5,000 m² will be created in the building.

Key investment criteria

- including a valid **building permit**
- gross floor area of the house of 4,960 m² (future area according to the building permit)
- apartments area 2,511 m²
- commercial premises 1,407 m²
- common areas 1,042 m²
- direct entrance to the building from the **metro lobby**
- excellent transport service by car and **public transport** (metro of all lines, trams, railways)
- attractive location right on **Wenceslas Square** a few steps from the Franciscan Garden
- according to the zoning plan, it is a **mixed use area** with min. 40% of the area for housing
- the house will be without tenants before the transfer
- sale in the form of a **share deal**

Property description

- **four-story basement** corner building from **1892**
- the property consists of front and back tracts, a side wing, and a courtyard
- the building has **balconies** in the southwest corner
- there is a multi-level bay window in the corner axis of the building
- the building is dominated by a **dome** and a **clock face** below
- the windows are original wooden **casement**, the facade is brick, **richly**





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decorated with stucco

- **before the reconstruction**, the necessity of a total reconstruction of the interior spaces, supporting structures, and roof
- without own parking spaces

Units according to building permit:

- on the ground and 1st underground floors are commercial units (shops)
- on the 1st to 5th floors are apartments ranging from studios of 26 m² to 4-bedrooms 252 m²

Location

- **strategic** location in the center of Prague
- thanks to the revitalization, Wenceslas Square will get a new tree-lined promenade, a tram line, and a bike path
- important **monuments** including the National Museum within walking distance
- a tram line will be added from Můstek
- in the vicinity are mainly buildings with commercial use of the ground floor for retail units
- **tram stops** and metro transfer stations (lines A and B) in the immediate vicinity
- walking distance to transfer stations (lines A and C)
- approx. 10-minute walk from the **Main Railway Station** with **international connections**
- the car connection is ensured by close access to the Prague highway, and after the revitalization of the square more space will be given to pedestrians and cyclists before individual passenger transport

