



# Apartment building

2 500 m<sup>2</sup>, Kutná Hora, Kollárova

€ 986 972 | CZK 25 000 000





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Total gross floor area of the building	2 500 m <sup>2</sup>
Total net leasable area of the building	2 500 m <sup>2</sup>
Plot	737 m <sup>2</sup>
Foot print	650 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	34555

Unique building with preserved architectural elements from the 16th century with offers a possibility for construction of apartments, offices, or a restoration of a former hotel. The building intended for complete reconstruction is part of the urban conservation area of Kutná Hora, a UNESCO World Heritage Site. The town with a rich silver mining and winemaking history is located an hour's drive from Prague.

Significant historical structures and elements have been preserved in the building with spacious cellars and an attic, such as vaults, arches, beamed ceilings and hatches, a street-facing facade, a Baroque portal behind the entrance, iron-clad doors and interior coffered doors, and Art Nouveau ornamental tiles.

According to the valid zoning plan, it is possible to establish a hotel or a shopping gallery with apartments or offices in its upper part. The purchase price includes a project for a conversion into a 5-star hotel, for which a building permit was issued in 2011.

The building is located in the **very center of the city**, in the immediate vicinity of Palackého, Wenceslas, and Havlíčkovo squares. There is a kindergarten, elementary and art school, a grocery store, a post office, cafes, restaurants, shops, or a cinema nearby. One minute's walk from the building is a bus stop, and the main bus and train station is about a 15-minute walk. The attractive city offers a wide range of leisure activities, numerous historical monuments, cultural events, hiking trails, parks, and lookout points.

Plot 737 m<sup>2</sup>, built-up area approx. 650 m<sup>2</sup>, usable area of the house is approximate.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

