



# Apartment building

1 479 m<sup>2</sup>, Prague 1, Malá Strana, Nerudova

Ask for price





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Total gross floor area of the building	1 700 m <sup>2</sup>
Total net leasable area of the building	1 479 m <sup>2</sup>
Plot	948 m <sup>2</sup>
Foot print	701 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	101418

This offer of an ideal 25% co-ownership share in a listed Baroque building on one of the most prestigious streets in Prague right below Prague Castle. Residential and non-residential units, preserved original craftsmanship elements, views of the Royal Road and Petřín Gardens, and, above all, a private garden that is a rare find in this area.

### Key investment criteria

- net leaseable area of the building is 1,479 sq. m.
- leasable area of commercial space 392 sq. m.
- leasable area of apartments 1,006 sq. m.
- leasable area of storage space 81 sq. m.
- gross floor area estimate 1,700 sq. m. (the exact area is not available)
- **5 residential units**
- 3 lucrative retail spaces at street level
- **unique, south-facing garden of 247 sq. m.**
- terrace overlooking the garden
- immovable cultural monument
- sale of the property (**asset deal**)

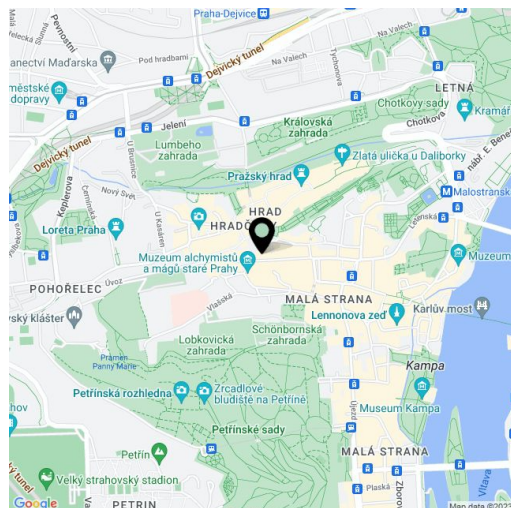
### Property description

- a house built in 1706 on Gothic foundations from the late Middle Ages
- Baroque style, later classicist modification (from 1848-49)
- 4 above-ground floors, 2 underground floors
- continuously maintained, requiring reconstruction
- a building associated with the writer Jan Neruda
- **numerous historical structures and elements** have been preserved (facade, vaults, Baroque staircase, Classicist doors, etc.)

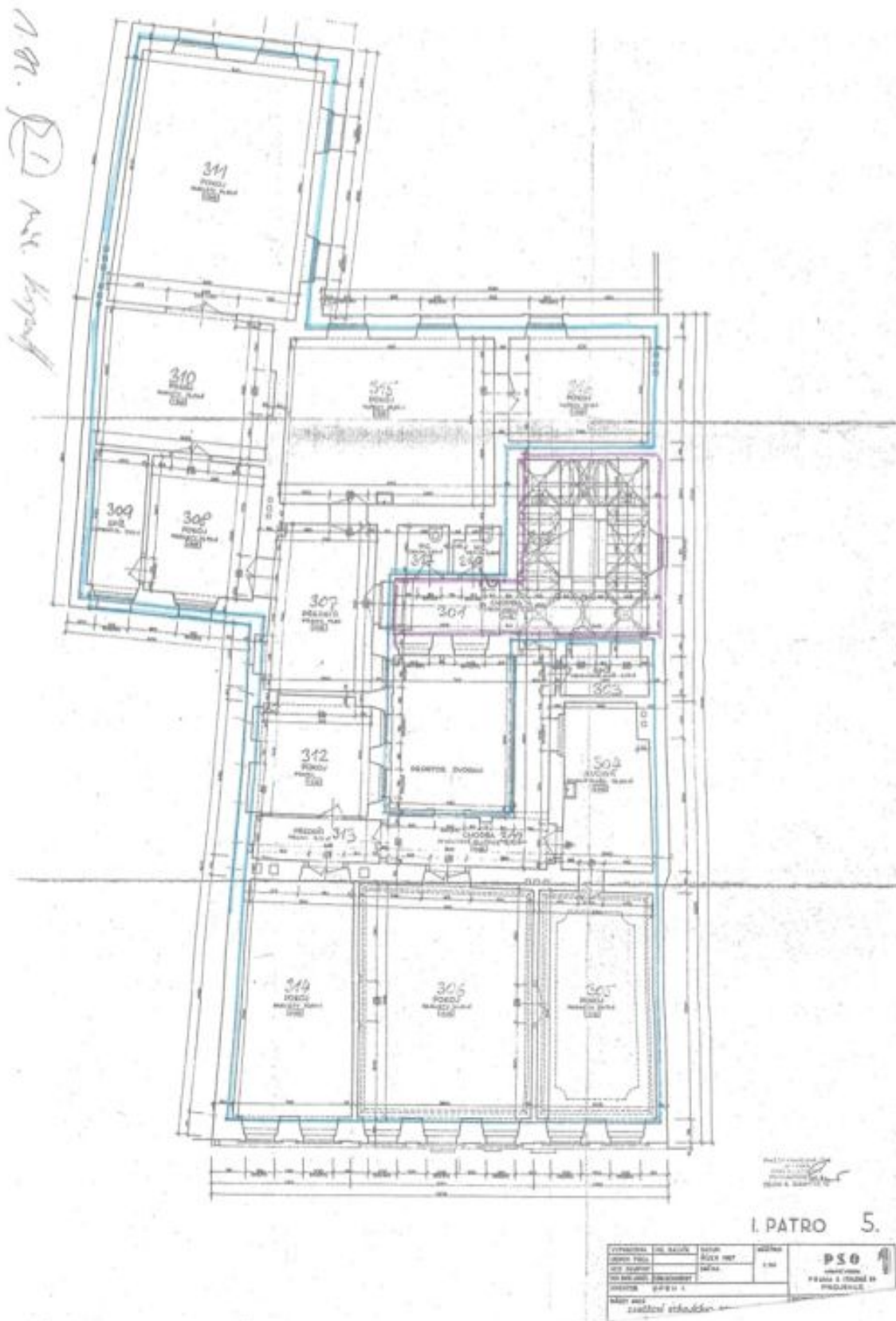
### Location

The building has one of the best addresses in Prague; it is just a few minutes' walk from Hradčanské Square or the **seat of the Chamber of Deputies and the Senate**. There are many restaurants, cafes, and shops within walking distance, as well as several schools, including the **Malostranský Gymnasium and the J. Kepler High School**, and a hospital with a pharmacy and cultural centers such as **Malostranská beseda**. Transport connections are provided by trams from the nearest Pohořelec and Malostranské náměstí stops. The site is surrounded by several beautifully landscaped **noble gardens**.

Rentable area 1,479 m<sup>2</sup>, built-up area 701 m<sup>2</sup>, garden 247 m<sup>2</sup>, plot 948 m<sup>2</sup>.



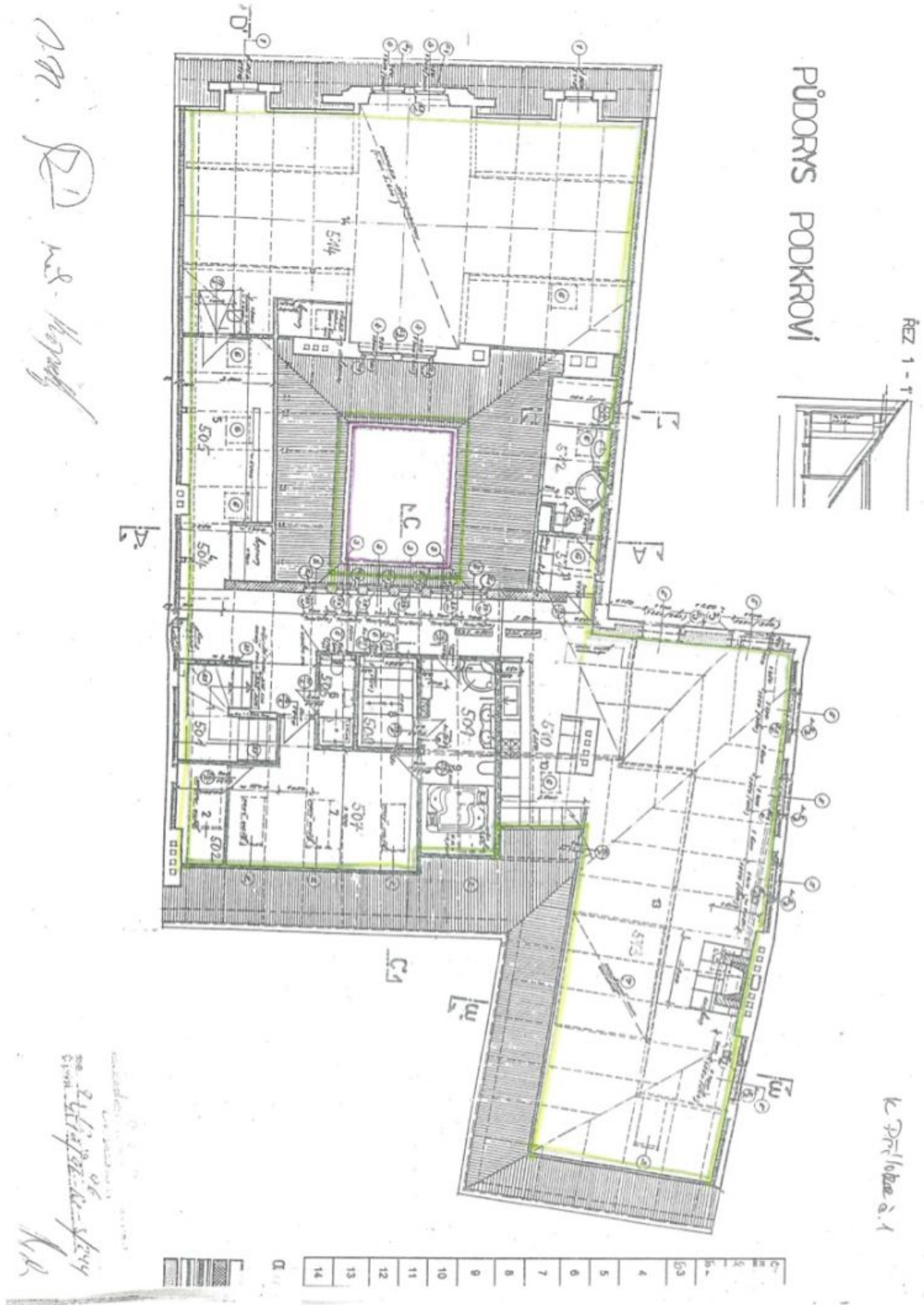














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