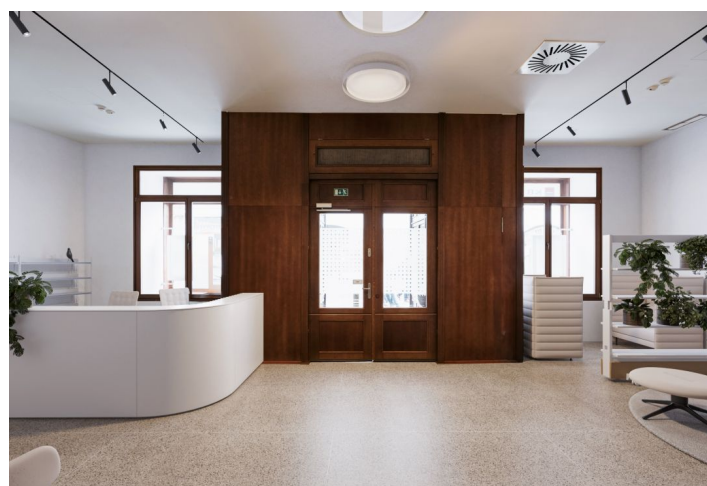
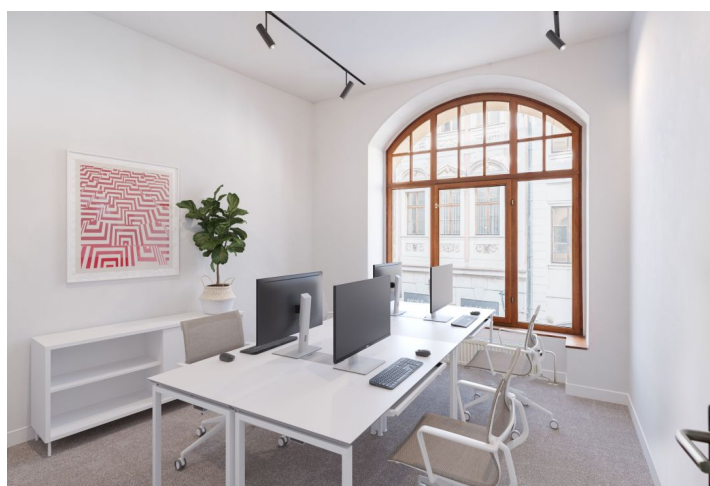
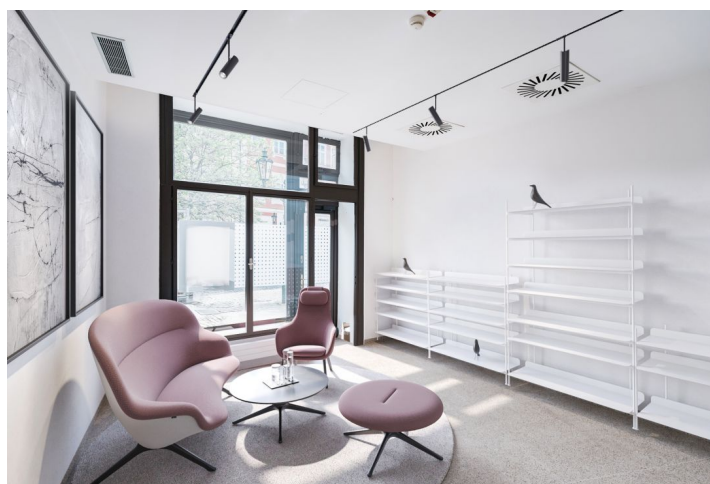
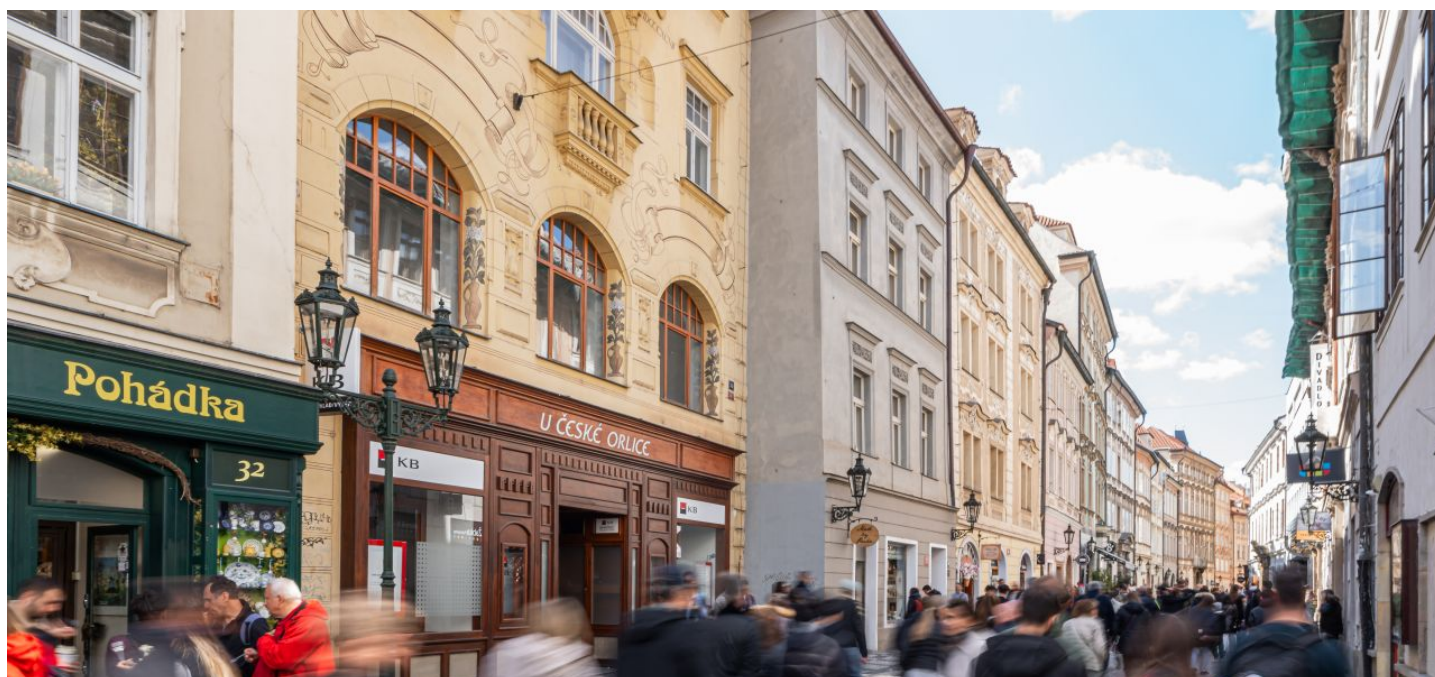




Office building

€ 12.00 - 60.00 / m<sup>2</sup> | CZK 302 - 1 512 / m<sup>2</sup>

687 m<sup>2</sup>, Prague 1, Staré Město, Celetná





## Office building

687 m<sup>2</sup>, Prague 1, Staré Město, Celetná

€ 12.00 - 60.00 / m<sup>2</sup> | CZK 302 - 1 512 / m<sup>2</sup>

Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104676

Dům U České orlice is a townhouse built in a Neo-Gothic style with the main facade facing Ovocný trh 15, and a courtyard wing facing Celetná 30 in Old Town. Since 1958 it has been protected as a cultural monument.

The property offers non-residential space for lease on six floors: **290 m<sup>2</sup> of commercial space with exclusive parameters** on one of Prague's "high-streets" and 33 m<sup>2</sup> of commercial space with views of Ovocný Trh Square. Tenants also have access to a roof terrace with attractive views.

### Location:

Celetná Street is located in the historical center of Prague and it's also the first part of the Royal Route leading to Prague Castle. In the immediate vicinity there are many cultural monuments, major buildings, restaurants, cafes, and shops. The Staroměstská (line A), Můstek (line A, B) and Náměstí Republiky (line B) metro stations are within walking distance.

### Building:

The façade of the building is dominated by a two-story bay window with a decorative roof, a Neo-Gothic gable and sgraffito ornaments (Czech eagle, Czech lion, and Moravian eagle) by the painter Mikoláš Alš. The name of the listed house is partly derived from these ornaments.

### History:

The house was built in 1897 according to the designs of Austrian architect Friedrich Ohmann. The six-story building in an eclectic style combines elements of Neo-Gothic and Neo-Renaissance.

Dům U České orlice is situated on the site of an original medieval building, whose history dates back to 1357. From the 16th century it was associated with the noble family from Bubna and Litic, who had it rebuilt in a Baroque style. The original house was demolished as part of the redevelopment of Old Town, which gave rise to a family apartment house with a medical practice, whose investor was the Prague physician Čeněk Klika.

### Features and Services:

- Storage space in 1PP (102,77 sq. m) and 2PP (47,77 sq. m)
- Shop windows, large windows, high ceilings
- Elevator in the office and residential part of the building
- Private elevator and staircase in the commercial unit
- Possibility to build a garden in the courtyard
- Balcony towards the courtyard in the office part
- Toilets and kitchenette on each floor
- Shower and closet on the first underground floor

**Office building**687 m<sup>2</sup>, Prague 1, Staré Město, Celetná**€ 12.00 - 60.00 / m<sup>2</sup> | CZK 302 - 1 512 / m<sup>2</sup>**

Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104676

Fiber-optic cable

Terrace

Photos of the non-residential premises used in this presentation have been edited post-production to give a more accurate view of the potential use of the premises.

Rental and service charges listed without VAT.



# Office building

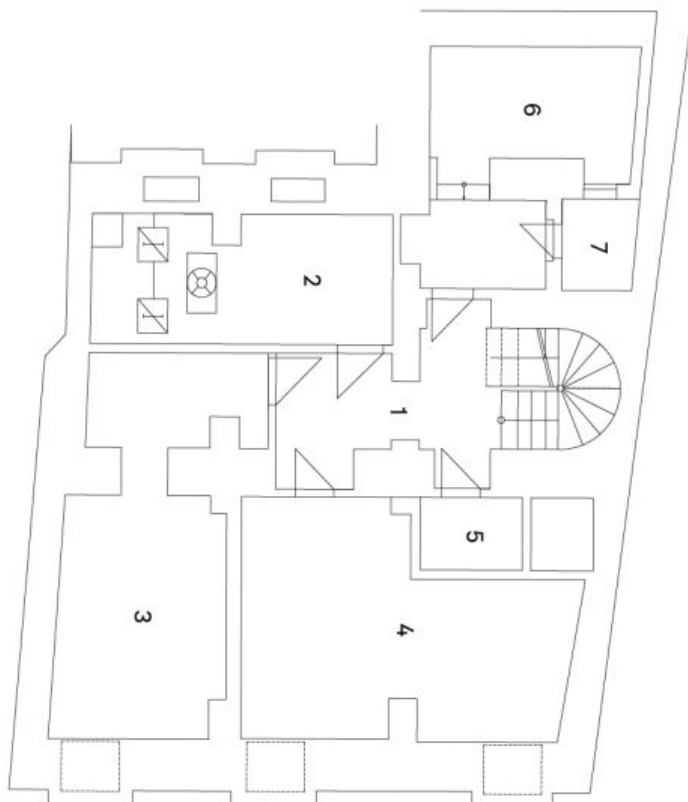
687 m<sup>2</sup>, Prague 1, Staré Město, Celetná

€ 12.00 - 60.00 / m<sup>2</sup> | CZK 302 - 1 512 / m<sup>2</sup>

Ovocný trh 15 | Celetná 30

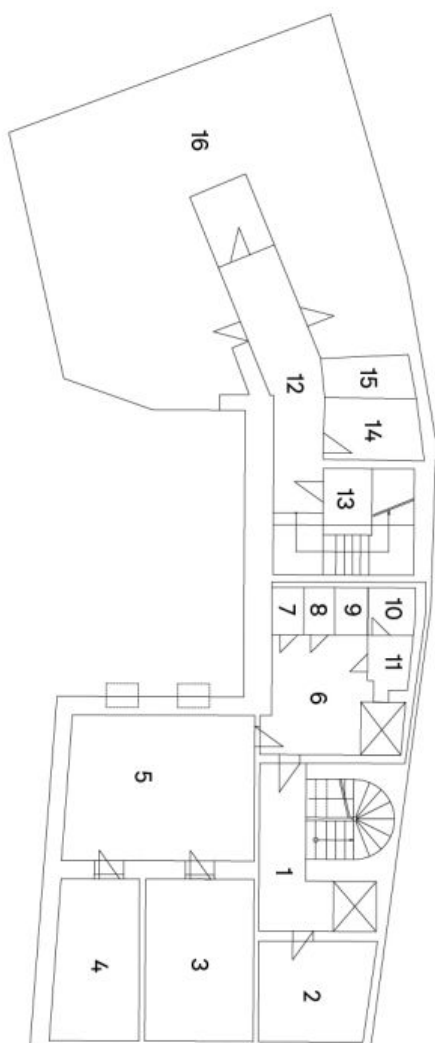
2.PP | 2. suterén

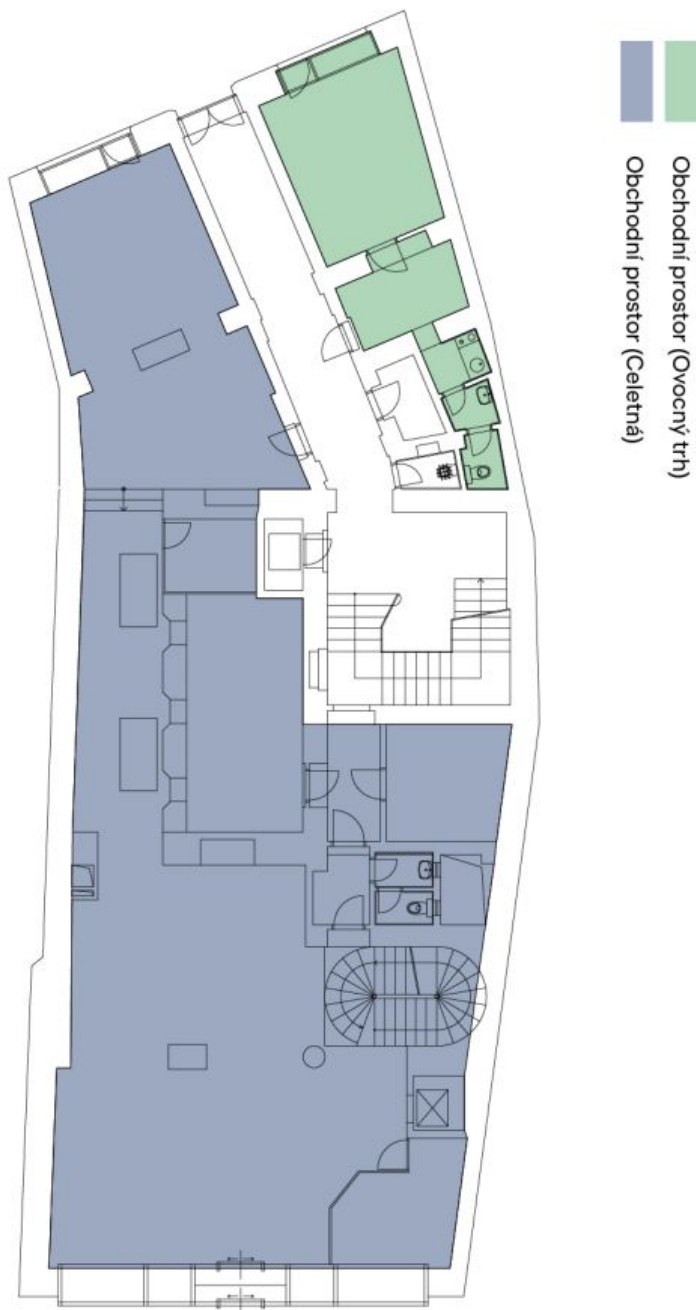
- 1 Chodba
- 2 VZT
- 3 Archiv
- 4 Archiv
- 5 Stojovna výtahu
- 6 Kotelna
- 7 Světlík



**Office building**687 m<sup>2</sup>, Prague 1, Staré Město, Celetná€ 12.00 - 60.00 / m<sup>2</sup> | CZK 302 - 1 512 / m<sup>2</sup>**Ovocný trh 15 | Celetná 30****1.PP | 1. suterén**

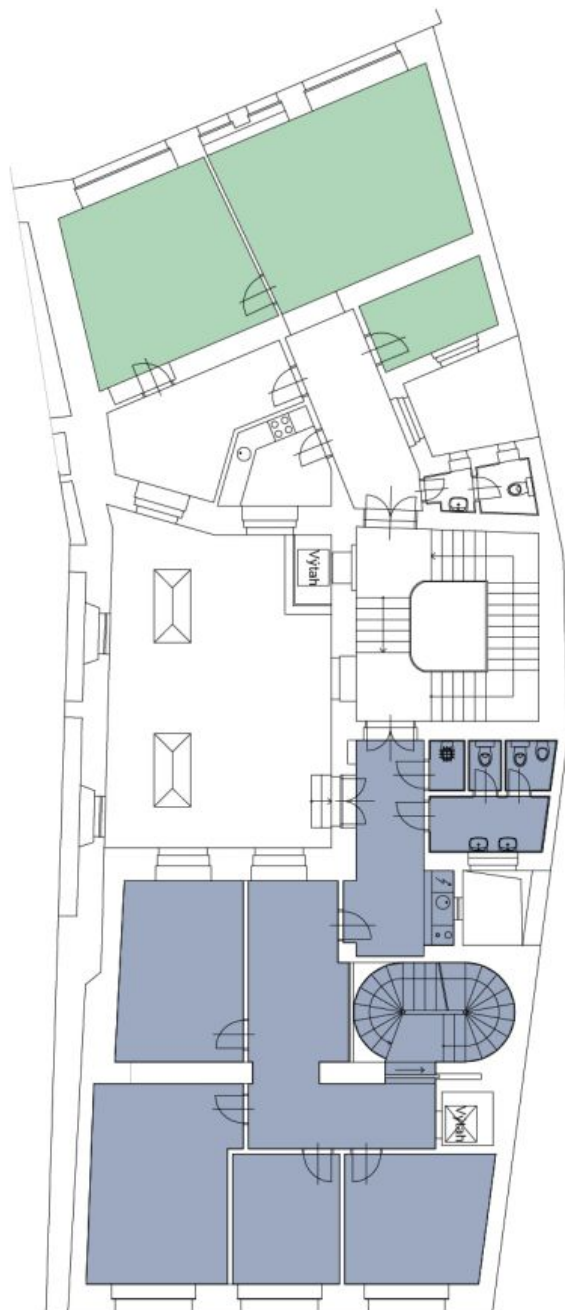
- |    |            |
|----|------------|
| 1  | Schodiště  |
| 2  | Šatna      |
| 3  | Sklad      |
| 4  | Sklad      |
| 5  | Sklad      |
| 6  | Chodba     |
| 7  | Sprcha     |
| 8  | Předsiň    |
| 9  | WC         |
| 10 | Úklid      |
| 11 | Předsiň    |
| 12 | Chodba     |
| 13 | Sklep      |
| 14 | Sklad      |
| 15 | Sklep      |
| 16 | Sklep byty |





Ovocný trh 15 | Celetná 30

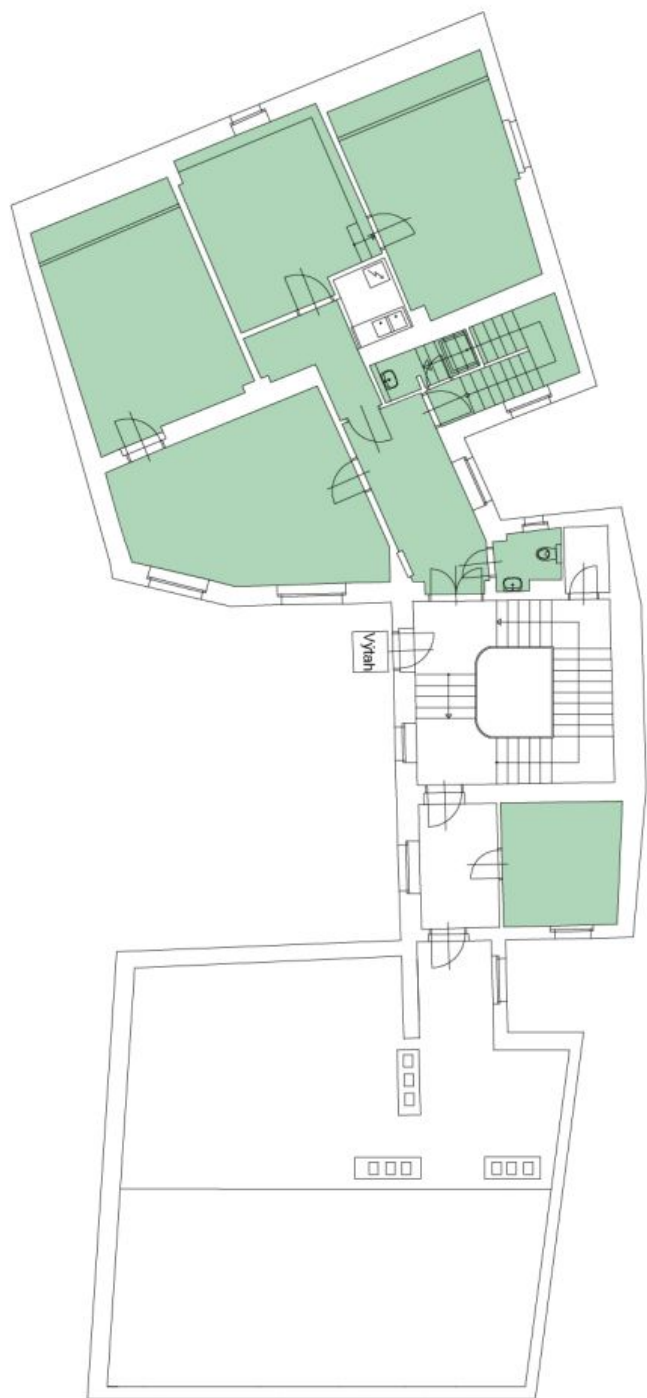
1.NP | Přizemí



Kancelář (Ovocný trh)  
Kancelář | Obchodní prostor (Celetná)

Ovocný trh 15 | Celetná 30

2.NP | 1. patro



Kancelář (Ovocný trh)

Ovocný trh 15 | Celetná 30

6.NP | 5. patro