



Apartment building

1 006 m², Prague 1, Staré Město, Divadelní

€ 3 700 000 | CZK 91 445 500



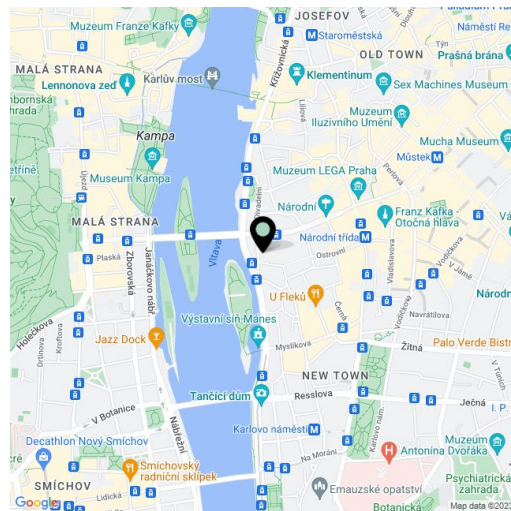


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Total gross floor area of the building	1 006 m ²
Total net leasable area of the building	1 006 m ²
Foot print	235 m ²
Parking	Parking in the National Theatre Garage
Cellar	-
PENB	G
Reference number	16024



Historical apartment building on the heritage protected Smetana Embankment overlooking Prague Castle, Vltava River, Malá Strana and Petřín Hill, built according to plans by architect František Jiskra in 1904 and boasting a neo-Gothic facade, which is one of the most representative of its kind in Prague.

In 2003, the building underwent a complete and careful renovation in cooperation with architects, investors and the Heritage Department. Emphasis was placed on the details of processing and preserving the original features. The entrance foyer has been restored including marble tiles, gilded stucco decorations and stone steps. The historic structure now boasts a frosted glass elevator that was built into the old staircase; the elevator conveniently opens directly in front of each apartment. Joinery and locksmithing elements were remanufactured, refurbished and put back into positions throughout the whole building as much as possible. The paintings on the walls of the staircase were restored according to the traditional ornamental patterns and the etched glass in the windows were protected and refurbished. Rich stucco ceiling and wall moldings in the apartments were restored.

The house is divided into 6 residential units, each spreading over a whole floor with an area up to 142 m², 1 office space on the lower ground floor of 80 m² and 2 separate rooms, each with an area of 15 m².

The building is located on the first embankment in Prague, originally called Františkovo (currently called Smetanovo nábřeží Embankment) and built in 1841-1845, between the Charles Bridge and the former Řetězový císaře Františka I Bridge. At the time of the finishing of the house the embankment became one of the most prominent Prague colonnades with beautiful river views. Even nowadays, it is said that the view from the Smetanovo nábřeží Embankment belongs among the most admired views in the world. From the embankment one can see the Vltava River, the northern tips of Žofín and Střelecký Islands and the leafy green Petřín Hill with its Gothic Hunger Wall, lookout tower, Nebozízek villa, and funicular plus the island of Kampa with the Lichtenstein Palace and Sovovy mlýny Mill. The main views from the embankment are of the Foot-Bridge of Novotný with the tower of the former Old-Town water plant, the Charles Bridge with its sculptural gallery and towers, the Lesser Town with the cupola of the Church of St. Nicolas and the Prague Castle complex. This unique and atmospheric location offers the best of Prague's beautiful center with various restaurants, cafes and shops in the immediate vicinity. The property is located only a few minutes walk from the Národní třída tram and metro stations.

Living area of 854.1 m², total area of 1,005.9 m², build-up area 235 m².