



## Apartment building

Ask for price

1520 m<sup>2</sup>, Prague 1, Malá Strana, Letenská





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1 520 m<sup>2</sup>, Prague 1, Malá Strana, Letenská

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Total gross floor area of the building	1 520 m <sup>2</sup>
Total net leasable area of the building	1 520 m <sup>2</sup>
Plot	659 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	20087

Unique historic building originally from the first half of the 17th century offering exceptional representative premises with interesting investment potential and variable options of use in an area of over 1 500 m<sup>2</sup>. Between 1994-1995 and 2013-2014, this remarkable town house was carefully restored to its original condition with sensitive blending of some modern elements. The building is located directly on a busy tourist route between Prague Castle and Charles Bridge, on the corner of Letenská and U Letenského semináře streets.

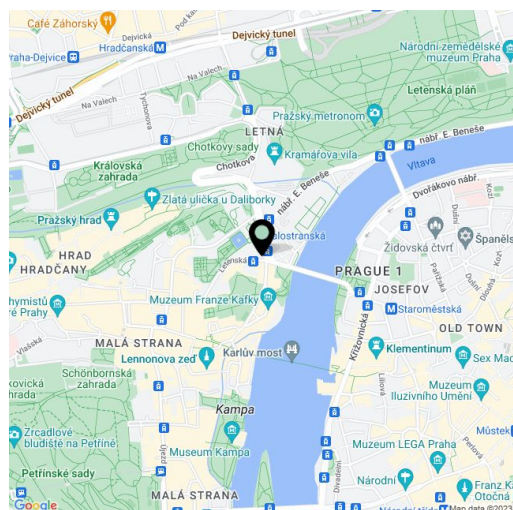
The house has a square layout with an enclosed system of courtyard balconies and features 4 floors including the attic and basement. On the ground floor you can find commercial premises and a bistro, meanwhile the first floor and the attic consist of offices with high variability of division / joining.

The Renaissance style building boasts, for example, a **tile fireplace** on the first floor; the greatest masterpiece, however, are the **wooden ceiling beams painted with patterns from the late Baroque period**. The modern elements are installed mainly in the courtyard – a **glass elevator**, the courtyard balcony system and a steel structure staircase.

The name of the house U Zlaté lodě (“The Golden Ship”) is tied to its position on the left bank of the Vltava River, where it was once near the berth of merchant ships. Thanks to that, for many years the building served mainly as an inn for sailors, merchants, but also various adventurers, such as the most famous Czech bandit Vaclav Babinský. In the 20th century frequent visitors included the famous painter Max Švabinský and the General Radola Gajda.

**The lucrative location of this busy and highly visible place** makes the house exceptionally attractive regarding a business perspective. The whole building is currently rented with a 5% return. For further information please contact our office. A tram stop is situated directly in front of the house, while the Malostranská metro station is a short walk away. **Up to 5 parking spaces in the courtyard of the building.**

Interior 1 520 m<sup>2</sup>, plot 659 m<sup>2</sup>.





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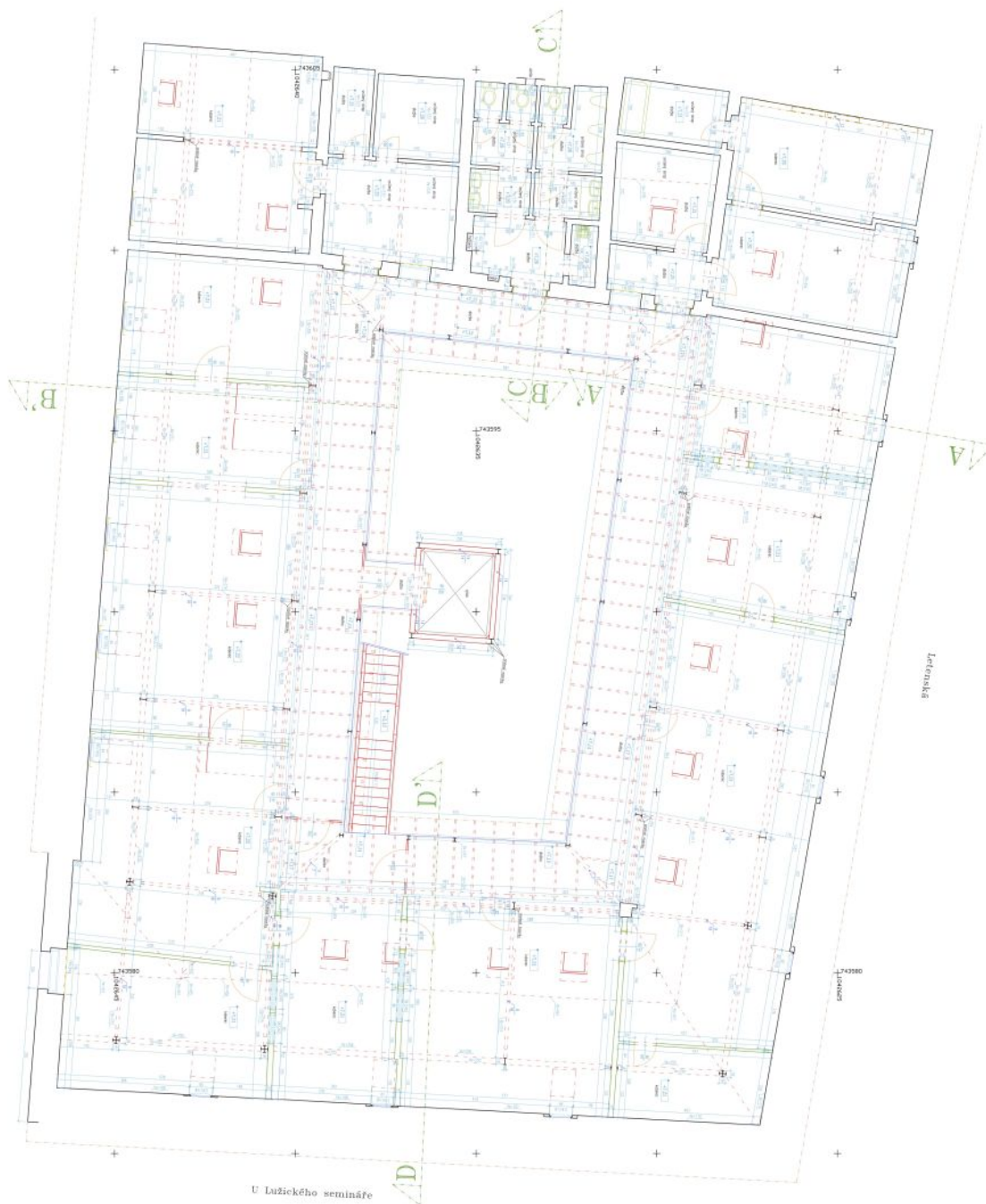




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