



Apartment building

614 m², Prague 1, Malá Strana, Nerudova

€ 5 159 754 | CZK 130 000 000





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Total gross floor area of the building	1 013 m ²
Total net leasable area of the building	614 m ²
Plot	191 m ²
Parking	-
Terrace	6 m ²
Cellar	Yes
PENB	G
Reference number	37758

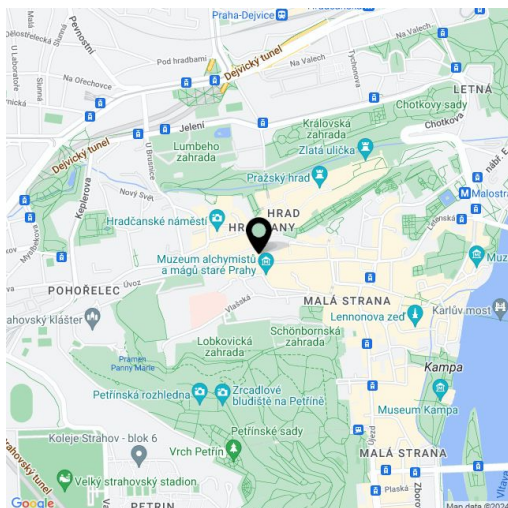
This town house with residential and non-residential units, an impressive atmosphere, preserved historical elements, and unique views of the Royal Road or Petřín Garden stands directly under Prague Castle, on Nerudova Street, a 3-minute walk from Hradčanské Náměstí Square or the seat of the Chamber of Deputies and the Senate.

Key investment criteria

- built-up area 1013,46 m²
- net floor area of residential units 324,3 m²
- net floor area of non-residential units approx. 289,78 m²
- terrace adjacent to one of non-residential units on the 1st floor 6,17 m²
- open ground floor atrium in the inner block 26.22 m²
- used for short-term rentals
- potential additional revenue from renting a restaurant of approx. CZK150,000 - 200,000 per month
- a lucrative location on the **King's Road**
- high historical value (listed building)
- unique **Gothic cellars**, one of the few that survived the fire in 1541
- **share deal**; sale in the form of a transfer of 100% shares in a company

Property description

- Gothic origin, Renaissance layers, today's Baroque form from 1726
- **immovable cultural monument**
- **complete reconstruction** in 1994-1995
- 5 above-ground and 2 underground floors
- ground floor, 1st underground floor and 2nd underground floor: restaurant, lounge, atrium, terrace, toilets, storage, and other operational facilities
- 1st, 2nd and 3rd floors: always 2 apartments (1-bedroom and a studio)
- 4th floor (attic) 1-bedroom apartment
- in the two-level basement there is a food preparation room, an office, storage rooms, cleaning rooms, toilets, and washrooms
- casement windows (replicas of the original ones), entrance doors made of solid oak
- **restored house sign, Baroque cartouche with a red lion**
-





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Painted **Renaissance** beamed ceilings

- parquet floors in the rooms
- gas heating from the central boiler room
- the building is not divided into units in the owner's declaration.

Location

An attractive location full of history located in **Malá Strana**, close to the **Hradčany Quarter**. In addition to a large concentration of **important monuments**, the surroundings also offer a number of **landscaped green areas**, namely in the **Petřín Gardens**, the **Great Strahov Garden**, the **historic Vojanovy Garden**, the new **Cihelná Park**, and several formerly **aristocratic gardens**. Within walking distance are restaurants, cafes, several schools, including the Malostranské and the J. Kepler high school, a hospital with a pharmacy, and cultural centers, such as **Malostranská Beseda**. Transport connections are provided by trams from the Pohořelec or Malostranské náměstí stops, both less than a 10-minute walk away.

