



814 m<sup>2</sup>

Davídkova, Praha 8

55 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N6950	Price	55 000 000 CZK
Address	Davídkova, Praha 8	Type	Other
Usable area	814 m <sup>2</sup>	Parking	Yes
Area of non-residential premises	591 m <sup>2</sup>	Energy performance of the building	G - Extremely uneconomical
Floor	1st floor		

## About real estate

We offer for sale a complex with a water tower in Prague - Libeň from 1904 on a plot of 1268 m<sup>2</sup>. The tower itself has a newly built tambour - a duplex three-storey space of 223 m<sup>2</sup>. The 360° panoramic view offers a view of the whole of Prague. The foot of the tower (shaft) is a Prague technical monument.

In addition to this property, there is a newly built underground space with direct outdoor lighting with a usable area of 433 m<sup>2</sup>. These underground spaces are connected by a corridor to the water tower. On the property is also built a garage building of 158 m<sup>2</sup> for 8 cars. The garage has three separate entrances to the street. In the southern part of the garage building there is a security facility also with direct access from the street to the underground centre. The tower, underground space and garage are in shell and core condition.

The complex still offers the possibility of further construction on the plot (see visualization) with a total volume of 219.4 m<sup>3</sup> in 1NP and 233.4 m<sup>3</sup> in 2NP. The design of this ellipse-shaped building was designed by the Prague studio Morix. If interested, the architects are ready to cooperate on this project.

This is a very specific exclusive property that will be a unique challenge for the new owner. The meticulously prepared rough construction offers a unique design rendering.

Close to all amenities. At a distance of about 400 m there is a metro station C - Ládví and tram stops. There is a bus stop right next to the property.