



1 913 m<sup>2</sup>    Mírové náměstí, Litoměřice, Litoměřice-Město, Ústí nad Labem Region    78 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Lenka Munter**  
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Order number	<b>N7194</b>	Price	<b>78 000 000 CZK</b>
Address	<b>Mírové náměstí, Litoměřice, Litoměřice-Město, Ústí nad Labem Region</b>	Type	<b>Houses</b>
Category	<b>Monument/Other</b>	Usable area	<b>1 913 m<sup>2</sup></b>
Number of rooms	<b>Atypical</b>	Land area	<b>1 593 m<sup>2</sup></b>
Built up area	<b>800 m<sup>2</sup></b>	Floor area	<b>1 913 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Device	<b>No</b>	Lift	<b>No</b>

## About real estate

We are selling a unique historical property, the house U Černého orla in the centre of Litoměřice with a project and building permit including the already renovated and fully rented adjacent house. This unique Renaissance building from the 16th century, which dominates the southern front of Litoměřice square, was built for the family of Dionysius Houska. Around 1560 it was rebuilt in Renaissance style by the Italian architect Ambrosio Balli. It is decorated with sgraffiti with biblical motifs and is one of the cultural monuments with very rich history.

The multifunctional property provides for residential and retail units situated directly on the picturesque historic square. The area of the entire complex, the house at the Black Eagle before reconstruction and the adjacent renovated block D is 1 913 sqm. In the main building 'U Černého orla', four ground floor retail rental units are planned with 357 sqm with access from the square, 17 apartments on the floors with a total area of 1,037 sqm and studios in the attic of 133 sqm.

The sale includes an adjacent house, the so-called Block D, which has been completely renovated (completion of and approval in 2022) with an emphasis on the historical value of the entire property. It is a nine beautifully and sensitively renovated apartment units of 14, 33, 26, 37, 22, 21, 37, 22 and 63 sqm and a non-residential space of 111 sqm. All units in this building are rented and generate permanent income.

The whole project can be divided into two separate functional units, namely the first part, completely renovated and fully rented block D with nine accommodation units and a commercial space on the ground floor, all accessible from the courtyard; and the second part of the project consisting of the allocation of the original historic building with a project to convert it into a mixed-use building, retail space and apartments, designed to be renovated.

The subject of the sale is 100% of the shares of a company established for the purpose of purchasing and renovating this building.