



814 m² Davídkova, Praha 8 55 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|-----------------|----------------------------|----------------------------------|----------------------------|
| Order number | N6951 | Price | 55 000 000 CZK |
| Address | Davídkova, Praha 8 | Type | Houses |
| Category | Monument/Other | Usable area | 814 m² |
| Number of rooms | Atypical | Land area | 1 268 m² |
| Built up area | 96 m² | Area of non-residential premises | 591 m² |
| Garden area | 1 172 m² | Device | No |
| Cellar | Yes | Year of construction | 1904 |

About real estate

We offer for sale Prague technical monument - water tower in Prague - Libeň from 1904 with background and land.

The residential part itself is duplex, located in the rebuilt tambour of the tower. The 360° panoramic view offers a view of the whole Prague. The entrance to the living area is from the last elevator station, into the hallway with a cloakroom. The apartment with a circular floor plan is connected by a staircase at the perimeter of the tower. In the lower part there is a living room with kitchenette, pantry and toilet, in the middle part a study with bathroom and toilet, on the top floor a circular bedroom with bathroom and toilet.

There is also an underground space for a relaxation centre including a wine cellar with a usable area of 433 m². The above-standard relaxation centre is an additional building to the residential part. Daylight is provided by skylights. There is space for a swimming pool, sauna and relaxation area, squash court, gym, changing room, toilet and bar. Everything is connected by a hall. The building also includes an air handling plant and a boiler room. In the lowest part of the centre there is a well and a wine cellar with a vaulted ceiling, built of Baroque sandstone blocks.

The last current building is a 158 m² garage with security facilities for 8 cars.

The tower, the relaxation centre and the garage are in shell and core condition.

The property still offers the possibility of further development on a plot of 219,4 m² in 1NP and 233,4 m² in 2NP. The design of this ellipse-shaped building was designed by Morix studio in Prague. 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.

The whole building can be used for private or commercial purposes or a combination of both.

The location guarantees excellent amenities and transport accessibility. There is a metro station C - Ládví and a tram station about 400 m away. There is a bus station right next to the property.