







## Office space

Kutná Hora, Kollárova

€ 1 002 808 | CZK 25 000 000

Available area	2 500 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	34777

Unique building with preserved elements from the 16th century. The former hotel, intended for complete reconstruction, is part of the urban conservation area of Kutná Hora, a UNESCO World Heritage Site. The town with a rich silver mining and winemaking history is located an hour's drive from Prague.

Significant historical structures and elements have been preserved in the three-story buildings with spacious cellars and an attic, such as vaults, arches, beamed ceilings and hatches, a street-facing facade, a Baroque portal behind the entrance, iron-clad doors and interior coffered doors, and Art Nouveau ornamental tiles.

According to the valid zoning plan, it is possible to establish a hotel or a shopping gallery with apartments or offices in its upper part. The purchase price includes a project for a conversion into a 5-star hotel, for which a building permit was issued in 2011.

The building is located **in the very center of the city**, in the immediate vicinity of Palackého, Wenceslas, and Havlíčkovo squares. There is a kindergarten, elementary and art school, a grocery store, a post office, cafes, restaurants, shops, or a cinema nearby. One minute's walk from the building is a bus stop, and the main bus and train station is about a 15-minute walk. The attractive city offers a wide range of leisure activities, numerous historical monuments, cultural events, hiking trails, parks, and lookout points.

Plot 737 m<sup>2</sup>, built-up area approx. 650 m<sup>2</sup>, usable area is approximate.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

