



## Apartment building

1 318 m<sup>2</sup>, Prague 1, Staré Město, Husova

Ask for price





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Total gross floor area of the building	2 050 m²
Total net leasable area of the building	1 318 m²
Plot	682 m²
Foot print	682 m²
Parking	-
Cellar	Yes
PENB	G
Reference number	43105

**Hochberg Palace**, an absolutely unique offer of a historically and architecturally significant detached house is a listed palace built on Romanesque and Gothic foundations. Preserved in a High Baroque style from the first quarter of the 18th century and with a total floor area of over 2,000 sq. m., it offers a wide variety of uses and stands in the heart of the city near Charles Bridge, Old Town Square, and Wenceslas Square.

### Property description

- **detached house** in a historic part of town
- 1 underground floor, 1 ground floor, 1st and 2nd floors, and 2 attic levels
- cellars under almost all wings of the building
- Renaissance adaptation in 1573–1611, today's appearance is High Baroque from the beginning of the 18th century probably according to the plans of architect Jan Blažej Santini-Aichl, further Classicist adaptations
- the ground floors of all wings have vaulted ceilings, most floors have flat ceilings
- the building and the units are **well maintained**; after about 15 y.o. reconstruction

### Key investment criteria

- **gross floor area of the house 2,050.4 sq. m.**
- **net leasable area 1,318.1 sq. m.**
- land 534.5 sq. m.
- outdoor common area - yard 172.8 sq. m.
- plot of land 682 sq. m.
- currently used as commercial and office space
- fully rented
- possibility to **convert office spaces for residential purposes**
- form of sale: **sale of the company (share deal)**

### Location

An attractive location near the **Royal Route** in a place full of history. Right next to the **Church of St. Giles**, near the **Pražská křižovatka cultural center** in the former church of St. Anne or the Baroque Klementinum Library. The neighborhood is easily accessible by metro (lines A and B) and trams from the embankment or Národní třída. Restaurants, cafes, theaters, and offices are all within walking distance.

The gross floor area of the house is 2,050.4 m², net leasable area of the house 1,318.1 m², attic 534.5 m², built-up area 682 m², land 682 m².

