



Sale of a water tower as a 3+kt residence with a relaxation centre, 814 sqm, on a plot of 1268 sqm, Prague 8 - Libeň



814 m² Davidkova, Praha 8 78 000 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Pavla Kalousová

SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz

+420 770 186 186

Order number	N5166	Price	78 000 000 CZK per property
Address	Davidkova, 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	Floor area	223 m²
Area of non-residential premises	591 m²	Garden area	1 172 m²
Low energy	No	Number of floors	2
Device	No	Parking	Yes
Cellar	Yes	Lift	Yes
Year of construction	1904		

About real estate

We offer you a Prague technical monument – water tower from 1904 for sale. It was rebuilt into a unique home 3+kt of 223 sqm with an area of 1.268 sqm. The ground floor has an underground relaxation center and a wine cellar with a usable area of 433 sqm and a garage with security facilities of 158 sqm, which is suitable up to 8 cars. The tower, relaxation center and a garage are in shell core condition.

The living space itself is a duplex, located in a newly built top of the tower. The panoramic 360-degree view provides a sightseeing of all Prague. The entrance to the residential part is from the last elevator station, which leads into the hall with a cloakroom. The elevator is all-glass, ready for casting. The apartment with a circular ground plan is connected by a staircase at the perimeter of the tower. At the bottom, there is a living room with a kitchenette, a pantry and a toilet, in the middle part a study room with a bathroom and a toilet, a circular bedroom with a bathroom and a toilet on the top floor.

The above-standard relaxation center is an additional building to the residential part. The daylight is provided by the roof windows. There is a pool area, a sauna and a relaxation area, a squash court, a gym, a cloakroom, a toilet and a bar. Everything is connected by the hall. The air-conditioning and a boiler room is a part of the building. In the lower part of the center, there is a well and a wine cellar with a vaulted arch built from baroque sandstone blocks.

The third building of the property is a garage with three separate entrances. The garage has a security facility.

This is a very specific and exclusive property that will be an unrepeatable challenge for the new owner. Precisely designed rough construction offers a unique design.

The location guarantees excellent civic amenities and transport accessibility. About 400 meters away there is the Ládví metro station (line C) and a tram stop. Right next to the property there is a bus station.

The Energy Class G is only listed temporarily to meet legal requirements. The license is required to be drawn up.