



814 m<sup>2</sup> Davídkova, Praha 8 55 000 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>N6951</b>	Price	<b>55 000 000 CZK</b>
Address	<b>Davídkova, Praha 8</b>	Type	<b>Houses</b>
Category	<b>Monument/Other</b>	Usable area	<b>814 m<sup>2</sup></b>
Number of rooms	<b>Atypical</b>	Land area	<b>1 268 m<sup>2</sup></b>
Built up area	<b>96 m<sup>2</sup></b>	Area of non-residential premises	<b>591 m<sup>2</sup></b>
Garden area	<b>1 172 m<sup>2</sup></b>	Device	<b>No</b>
Cellar	<b>Yes</b>	Year of construction	<b>1904</b>

## 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 m<sup>2</sup>. 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 m<sup>2</sup> 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 m<sup>2</sup> in 1NP and 233,4 m<sup>2</sup> 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.