



**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 m<sup>2</sup> Davídkova, Praha 8 78 000 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5166</b>	Price	<b>78 000 000 CZK per property</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>	Floor area	<b>223 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>
Low energy	<b>No</b>	Number of floors	<b>2</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Cellar	<b>Yes</b>	Lift	<b>Yes</b>
Year of construction	<b>1904</b>		

## 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.