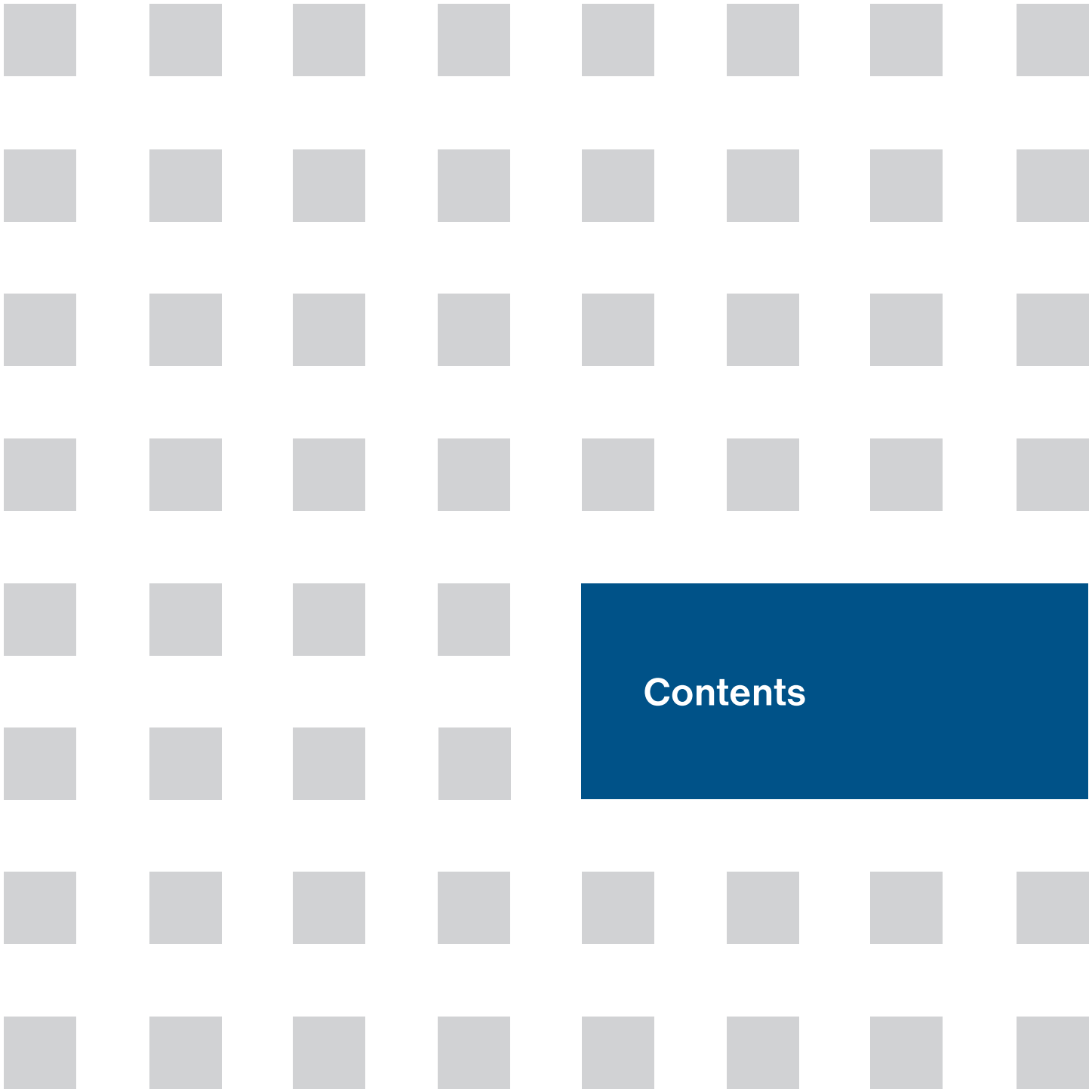


FLOW EAST



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The imposing facade of The Forum as seen from Wenceslas Square



# The Forum - Wenceslas Square 19

(In the company portfolio since 2002)

The Forum is one of the largest historical buildings on Prague's Wenceslas Square and is a cultural real estate landmark. This prestigious Neo-Baroque structure dates back to 1896, when it was built according to the plans designed by Bedřich Ohmann and Osvald Polívka. The property originally housed the Assicurazioni Generali insurance company where Franz Kafka worked for some time, in office number 350. Later the building was known as the home of the Polish Cultural Centre; originally, though, this project was designed to be the headquarters of the Trieste insurance company.

The Renaissance style house U Císařských (The Emperor's) from the second half of the 16<sup>th</sup> Century once stood at this site. The unique Emperor's Staircase with its Baroque stucco work is a dominant feature of the building, whilst some elements are more reminiscent of the Art Nouveau period. Despite the building being designed for office use, its construction and general decor are more characteristic of a palace, including, for example, the front facade, entranceway and statues on the gables which were created by S. Sucharda, B. Schnirch, Č. Vosmík and A. Procházka.

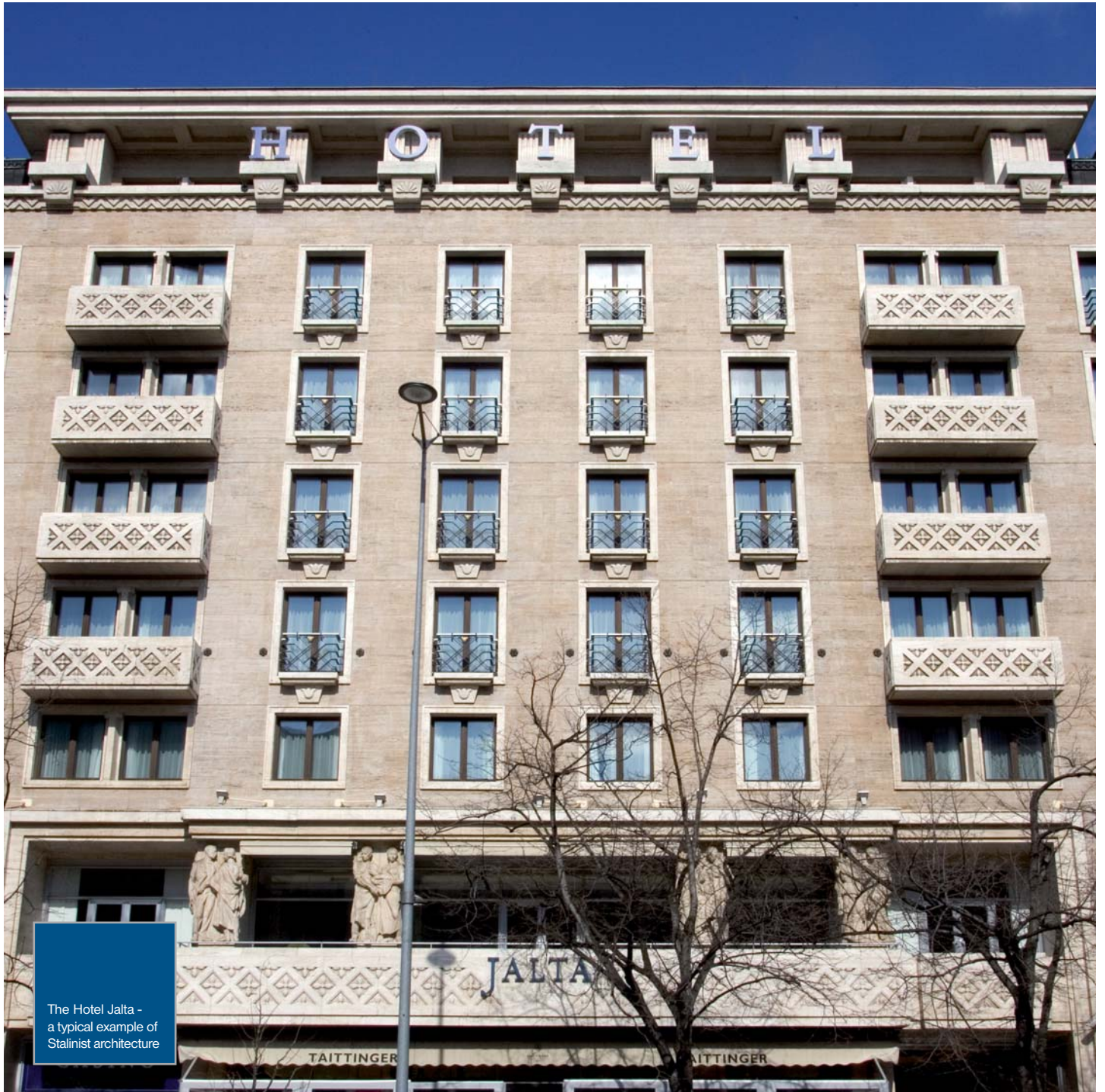
The imposing facade from Wenceslas Square features an emphasised central pillar in the entrance, balconies on the first and second storeys, and a dominant copula whose motifs are connected with those on the copula of the Bank of Vienna at Na Příkopě street no. 850 which dates back to the same period.



Decor that is more  
reminiscent of  
a Palace



The beautifully restored entrance



The Hotel Jalta -  
a typical example of  
Stalinist architecture





# Hotel Jalta - Wenceslas Square 45

(In the company portfolio since 2003)

The building was designed by the well-known Czech architect Antonin Tenzer in the mid-1950's on the site of a building destroyed during the bombing raids of 1945, and is a typical example of Socialist Realism (Stalin's Empire style). Whilst the overall architecture dates from the Stalinist period, including decorative sculptures made by Professor Jiříkovský, there is also a motif of a spiral staircase in the main hall and Functionalist doors.

The hotel was originally designed for Čedok, the Czech national travel agency that was established in 1918 to compete with Wagonslit and Cook, who, together, controlled the whole travel market in the Austro-Hungarian Empire during that period. At the time, the building was the only property of its kind in Prague and was intended to serve as Warsaw Pact headquarters in case of another war. On its opening in 1958, the Hotel Jalta was regarded as a first-class Prague hotel. At present the hotel is listed as a cultural landmark. There is a nuclear bomb shelter in the third level basement.



Sleek, modern design giving a contemporary feel



An example of the decorative sculpture



A stunning example of Renaissance, Baroque and Classical re-modelling



## Ericsson Palace - Karlova 27

(In the company portfolio since 2000)

Ericsson Palace is located in the centre of Prague on Malé náměstí. The building is included on the cultural heritage list and was originally an ordinary Prague resident's home lying on the Royal Route. The house is built upon the original Romanesque core from the 12<sup>th</sup> Century.

The first written record about this house dates back to 1374, where it is listed as "the house at Angel the chemist, in the Greater Town of Prague." This refers to Angela of Florence, the court physician of Charles IV and Wenceslas IV, the founder of the unique special purpose botanical garden on Jindřišská Street and the owner of a number of other houses in the Old Town.

The property features Renaissance, Baroque and Classicist architecture and has a rich history regarding its construction. This includes a Romanesque core with an original subterranean vault, a ribbed arched hall with a star-shaped late Gothic vault, a rare Baroque roof truss and Classicist doors, windows and cast-iron railings in the gallery. The hall with the star-shaped vaulting is connected with the work of Matěj Rejsek (1445-1506), a builder, sculptor and stonemason. In addition, preserved painted ceilings in the back tract of the 1<sup>st</sup> and 2<sup>nd</sup> stories are also to be found. The Neo-Renaissance street-side facade is most likely dating from when the property was reconstructed in 1886. This radical reconstruction created a new 1<sup>st</sup> story and the Classicist remodelling described above.



The star-shaped  
late Gothic vault



Angela of Florence



The imposing  
Riechtrův Dům  
on Malé náměstí





RICHTRŮV DŮM



## Richtrův dům - Malé náměstí 11

(In the company portfolio since 2006)

Originally a burgher's home along the "Royal Route", it is now on the list of cultural real estate landmarks. An old Romanesque structure once occupied the site of this extensive house with a passageway to Michalská Street, and a Romanesque room on the eastern part of the building's subterranean level has been preserved from this period. Two Gothic structures have stood on the site of the Richtr House since the 14<sup>th</sup> Century: the one closer to Melantrichova street was known as U Mouřeninů (The Moor's), Vrčehrdlovský or also Martinicovský; the second was named after the noteworthy owners Hedvikovský and later Hlavsovský, and then, in the 17<sup>th</sup> Century, the house was renamed again as U Modrého jelena (The Blue Stag) according to the symbol on the house. In the 14<sup>th</sup> Century, the house was home to the first well known chemist, Augustine of Florence.

In 1714 both houses were owned by the same person for the first time when they were purchased by Countess Marie Josefa of Martinice. The main reconstruction carried out under the Martinice family in around 1720 created the wide, tripartite, highly Baroque facade. Subsequently the house became the property of František Beringer who had the building embellished with Rococo stucco. When the house was owned by Alois Arioli, in 1798, he had a remarkable entranceway in the Empire style made by the architect Jan Ludvík Kranner which leads through to the passageway. Alois Arioli also had a private picture gallery in the house.

In 1836, the renowned Prague goldsmith Jan Richtr purchased the house. He bequeathed it to St. Bartholomew's poorhouse, and thus it became a house of charity as noted on the memorial plaque mounted on the facade facing Malé Náměstí. Today, the house remains named after Jan Richtr. In 1882 the hub of the Prague telephone network was housed in this property. In 1984, a tender for the reconstruction of the Richtr House was won by the project submitted by the architects Milan Pavlík and František Kašička. The "Mayor's Parlour" on the first storey remains intact with its original, rare, wooden Renaissance open-beam ceiling decorated with a plant motif. The building's showpiece is its entranceway in the Empire style from 1798, the work of J. L. Brauner.



An example of  
the exquisite  
Rococo stucco



The remarkable  
Classicist  
entrance way



Karlova 48 on the famous Royal Route



# Karlova 48

(In the company portfolio since September 1994)

This property is thought to date back to the early Gothic period, no later than the second half of the 13<sup>th</sup> Century, and is made up of three historical buildings (U Zlaté koruny, which consists of two buildings, and U Černého koníčka) that are a part of the country's extensive cultural heritage. These buildings are on the famous "Royal Route" and occupy the corner of Malé náměstí and Karlova Street, the original site of Angela of Florence's son's pharmacy.

In 1801, the father of Franz Schubert purchased the house U Černého koníčka (The Black Pony) and young Franz spent his childhood growing up there. U Zlaté Koruny (The Golden Crown) is a residential building that was created by connecting two Gothic properties dating from 1546. Its current appearance is the result of a Baroque-style reconstruction and remodelling carried out in the early 19<sup>th</sup> Century. The ground floor of the building is one of very few in Prague that has preserved its front Renaissance cross-vaulted archway.

U Černého Konička was originally an ordinary Prague resident's home, and now features a classicist facade. Much of the original house is still intact, and includes an early feudal unribbed cross vault which has been carefully preserved in the cellars, where remnants of Romanesque walls can also be seen. The discovery of a Renaissance period painted wood beam ceiling in the connected parts of the first floors, painted ceilings, multicoloured wooden beams and wall frescos has also been remarkable and it is clear that the Renaissance-style reconstruction brought a considerable change to the building's general organisation and arrangement. The main building underwent a radical reconstruction in the 1930's.



One of the  
original wall frescos



One of the original  
Baroque doors



Mostecká 12,  
located just steps  
away from the  
14th Century  
Charles Bridge





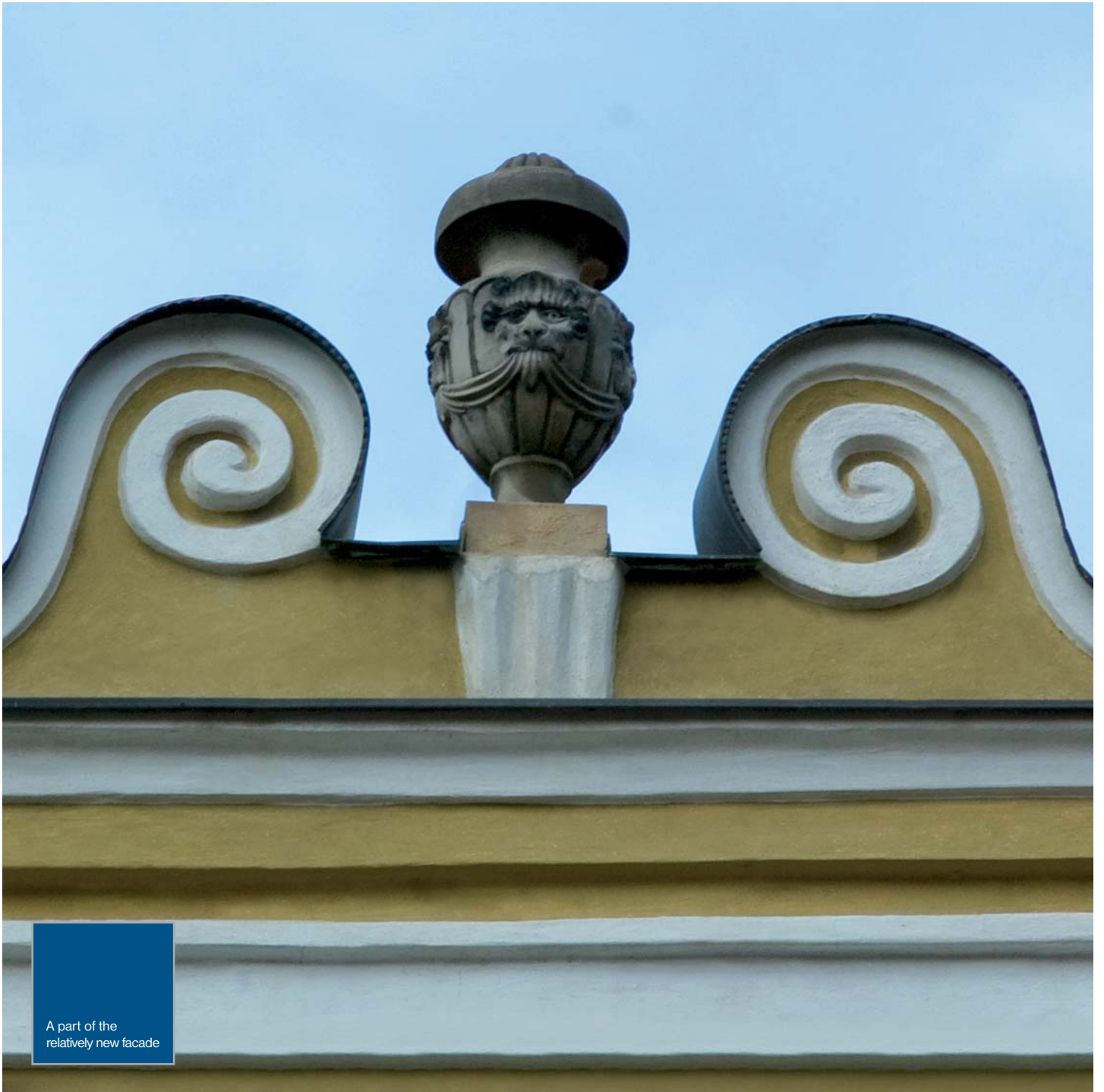
## Mostecká 12

(In the company portfolio since 1992)

Mostecká 12 is the only building in the portfolio on the Mala Strana side of the Vltava river. Located just steps away from the 14<sup>th</sup> Century Charles Bridge, with its 30 Baroque statues and breathtaking views of Prague, this gothic building dates back to the 15<sup>th</sup> Century and still retains many of its original features.

Classic adaptations over the years have turned the building into an interesting mixture of styles, from the relatively new facade that was converted from the early Baroque original to fit with other buildings along this narrow cobbled street, to the early 15<sup>th</sup> Century vaulted stone cellar and the carefully restored symbols and signage that can be found throughout the building.

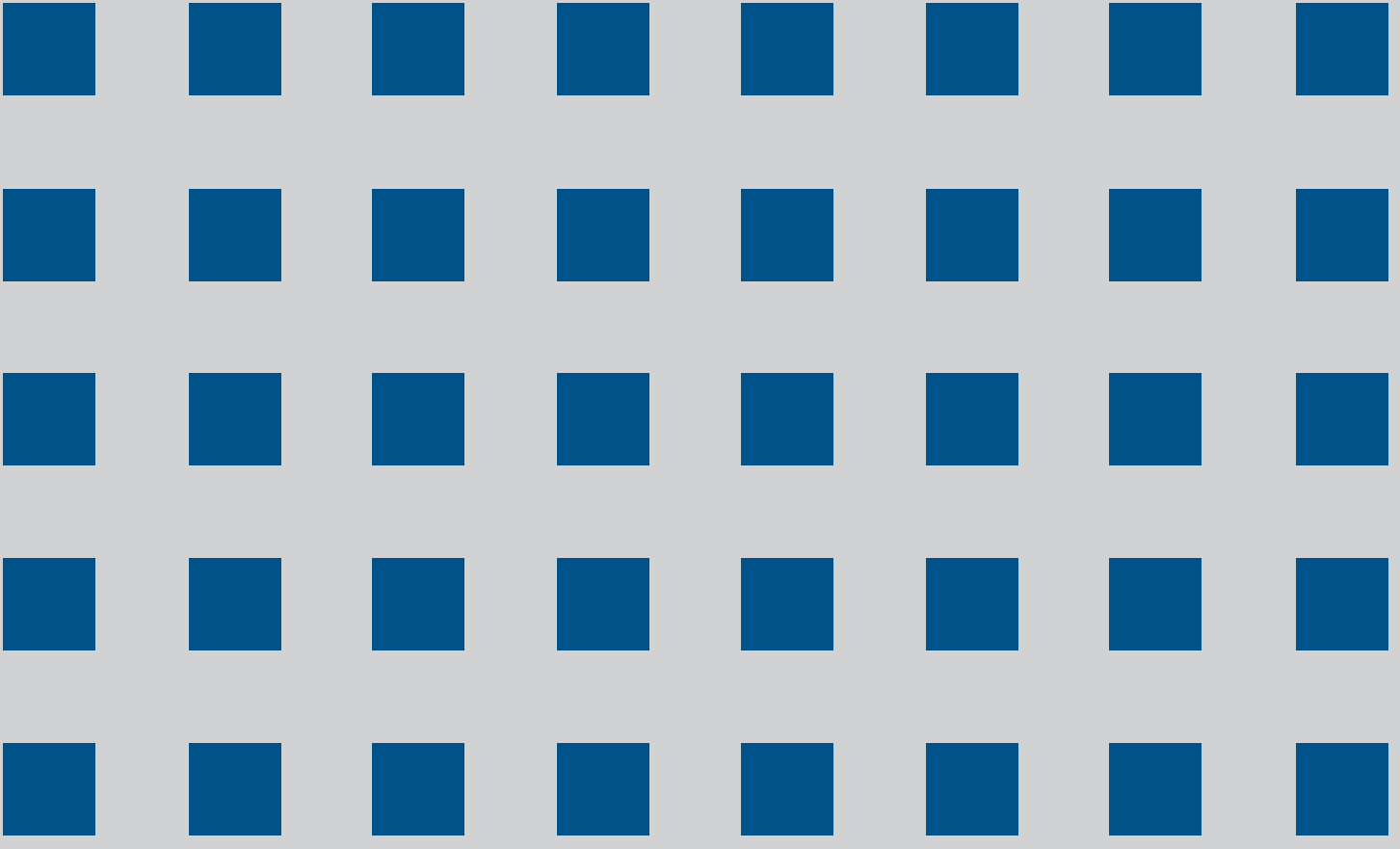
Today, Mostecka street is one of the busiest in Prague, with Charles Bridge, the number one tourist attraction on its doorstep, and the start of the Lesser Quarter and the entrance to the Castle grounds just around the corner.



A part of the  
relatively new facade



The building still retains many of its original features



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