

 FLOW EAST

BEAUTIFUL
BUILDINGS





CONTENTS

THE FORUM WENCESLAS SQUARE 19	4
BOUTIQUE HOTEL JALTA WENCESLAS SQUARE 45	8
ERICSSON PALACE KARLOVA 27	12
RICHTRŮV DŮM MALÉ NÁMĚSTÍ 11	16
KARLOVA 48	20
MOSTECKÁ 12	24

THE FORUM | WENCESLAS SQUARE 19

The impressive 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 most significant historical buildings on Prague's Wenceslas Square and is a cultural landmark.

This prestigious Neo-Baroque structure dates back to 1896, when it was built according to plans by Bedřich Ohmann and Osvald Polívka. It originally housed the Assicurazioni Generali insurance company, where Franz Kafka worked for some time, in office number 350. Later the building was the home of the Polish Cultural Centre; originally, though, the project was intended as the headquarters of the Trieste insurance company. The site was once occupied by the Renaissance house U Císařských (The Emperor's) from the second half of the 16th century.

The dominant feature of the building is the unique Emperor's Staircase with its Baroque stucco work, 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, A. Procházka and F. Stránský.

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

THE FORUM | WENCESLAS SQUARE 19
Baroque stucco decoration
above the staircase



THE FORUM | WENCESLAS SQUARE 19
The beautifully restored entrance



BOUTIQUE HOTEL JALTA | WENCESLAS SQUARE 45
A typical example of Stalinist architecture



BOUTIQUE HOTEL JALTA

WENCESLAS SQUARE 45

In the company portfolio since 2003

The building was designed by the famous Czech architect Antonín 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 spiral staircase motif and Functionalist doors in the main foyer. The interiors, created by a series of excellent artists such as sculptor V. Markub, glassmakers S. Libenský and J. Brychtová and textile artist A. Kybal, are of particular value.

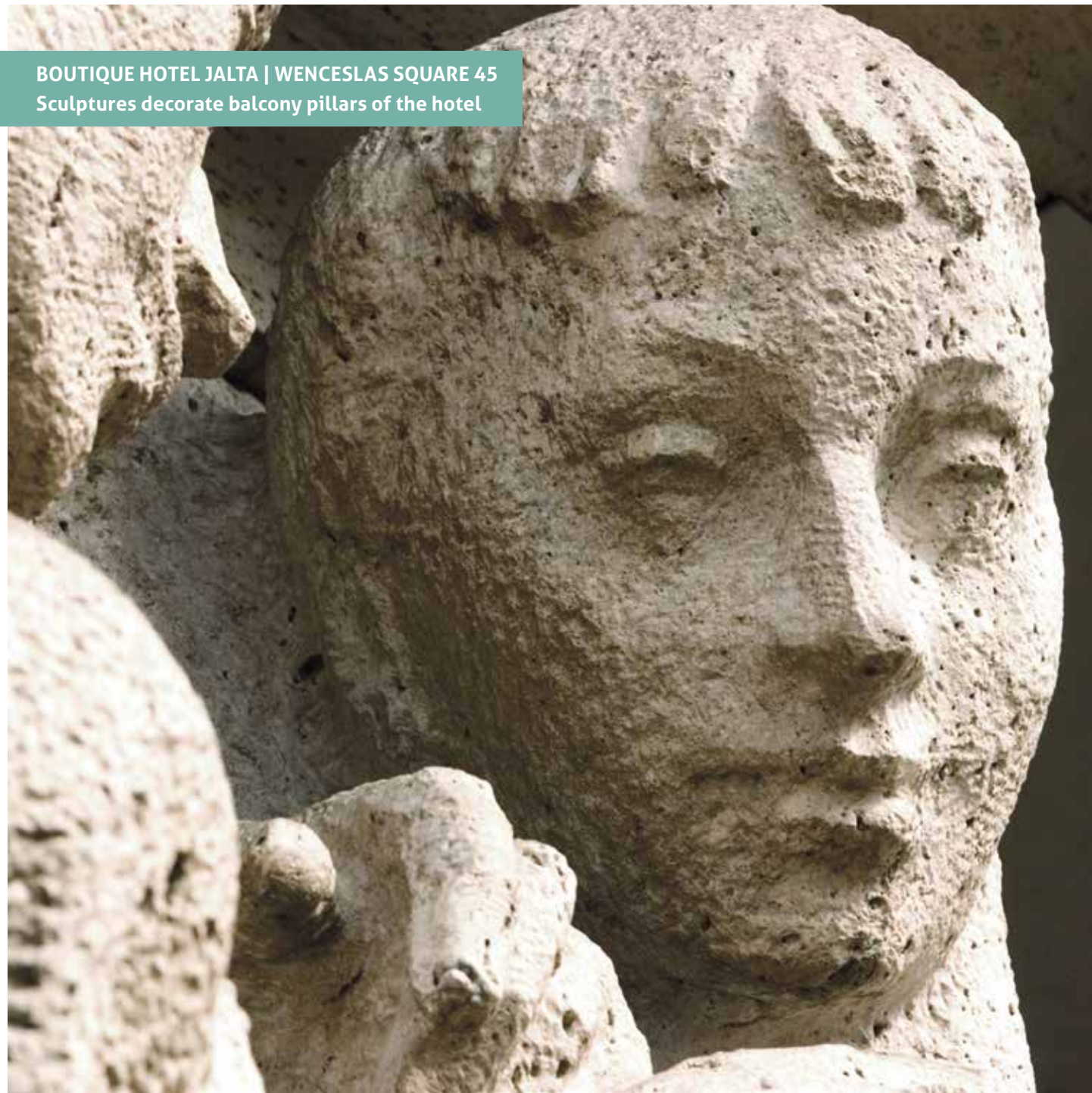
The hotel was originally designed for Čedok, the Czech national travel agency, which was established in 1918 to compete with Wagonslit and Cook, who, together,

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 the headquarters of the Warsaw Pact in the event of another war. On its opening in 1958, the Hotel Jalta was regarded as a first-class Prague hotel. The hotel is listed as a cultural landmark and features a secret nuclear bomb shelter located in the third-level of the basement.

BOUTIQUE HOTEL JALTA | WENCESLAS SQUARE 45
Elegant, modern design with a contemporary feel



BOUTIQUE HOTEL JALTA | WENCESLAS SQUARE 45
Sculptures decorate balcony pillars of the hotel



ERICSSON PALACE | KARLOVA 27
A stunning example of Renaissance,
Baroque and Classicist 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 a listed cultural landmark and was initially an ordinary Prague townhouse lying on the Royal Route. The house is built around an original Romanesque core dating from the 12th century.

The first written record of this house dates back to 1374, where it is listed as "the apothecary's house at the Angel, in the Greater Town of Prague." This refers to Angelo of Florence, court apothecary to Charles IV and Wenceslas IV, and 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 construction history. This includes a Romanesque core with an original subterranean vault, a ribbed vaulted 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 rear part of the first and second storeys can also be seen. The Neo-Renaissance street-side facade most likely dates from the renovation of the property in 1886. This radical reconstruction created a new first storey and the Classicist remodelling described above.

ERICSSON PALACE | KARLOVA 27
The star-shaped late Gothic vault



ERICSSON PALACE | KARLOVA 27
Angel of Florence



RICHRŮV DŮM | MALÉ NÁMĚSTÍ 11

The impressive Richtrův dům on Malé náměstí



RICHRŮV DŮM MALÉ NÁMĚSTÍ 11

In the company portfolio since 2006

Originally a burgher's home along the Royal Route, it is now a listed cultural landmark. 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 Richtrův dům since the 14th century: the one closer to Melantrichova street was known as U Mouřenínů (The Moors), Vrchéřdlovský or also Martinicovský; the second was named after the noteworthy owners Hedvikovský and later Hlavsovský, and then, in the 17th century, the house was renamed again as U Modrého jelena (The Blue Stag) according to the symbol on the house.

In the 14th century, the house was home to the first well-known Czech 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 refurbishment, carried out by the Martinice family in around 1720, created the broad, tripartite, High Baroque facade.

At the start of the 1770's, the house came into the possession of František Beringer, who had the building decorated with Rococo stucco. The house's most impressive feature is

its remarkable Empire entrance portal, produced by the workshop of architect Jan Ludvík Kranner. At the time the house was owned by Alois Arioli, who also set up a private art gallery inside.

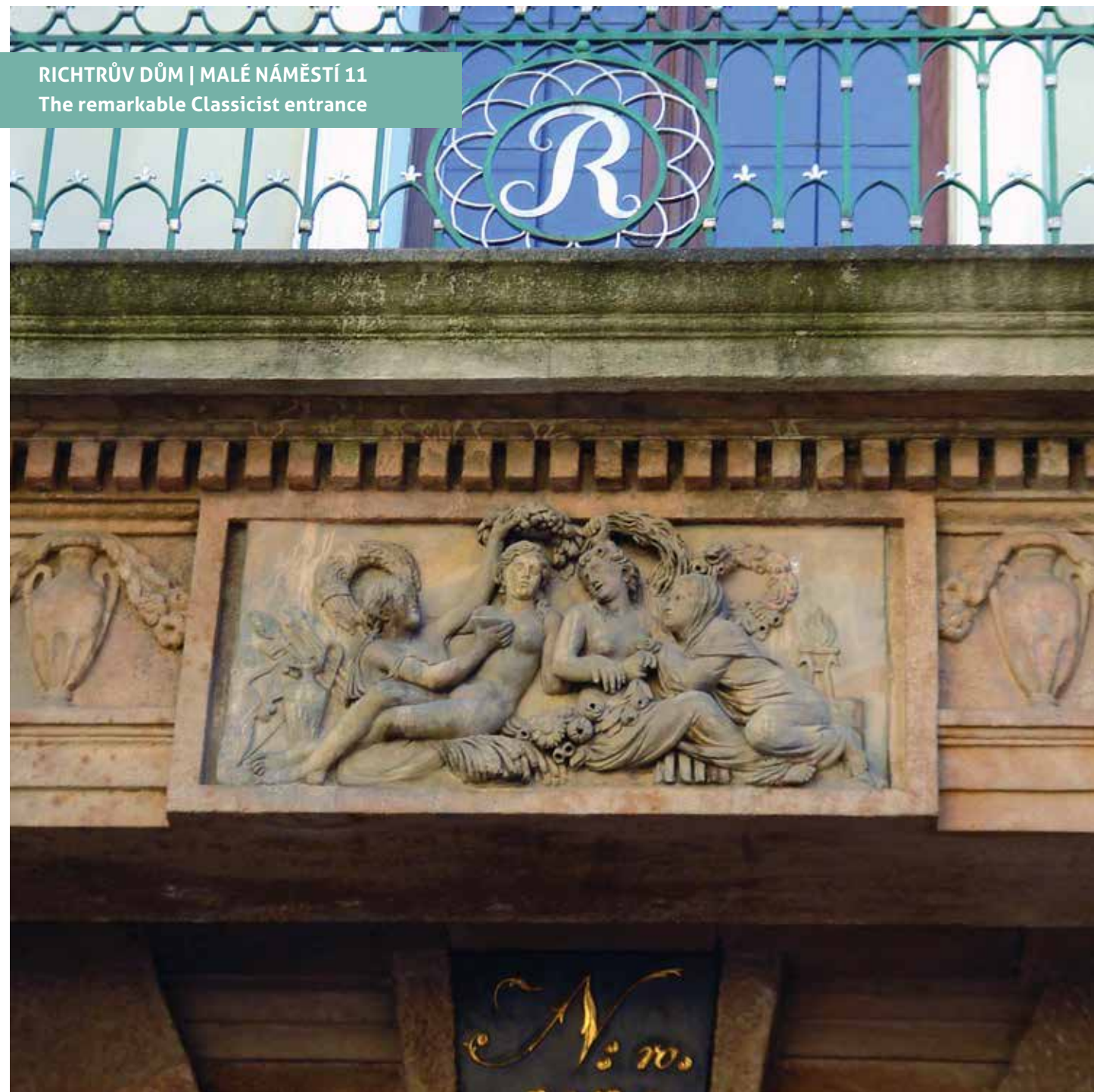
In 1836, the house was purchased by renowned Prague goldsmith Jan Richtr, who bequeathed it to St. Bartholomew's poorhouse. It then became a house of charity, as noted on the memorial plaque mounted on the facade facing Malé náměstí. Today, the house is still named after Richtr.

In 1882, the hub of the Prague telephone network was housed in this property. In 1984, the reconstruction of Richtrův dům started according to the winning project submitted by architects Milan Pavlík and František Kašíčka. The "Mayor's Parlour" on the first storey remains intact, and its original, rare, wooden Renaissance open-beam ceiling is decorated with a plant motif. The statues of emperors on the gables were also restored, and later replaced by copies.

RICHTŘOV DŮM | MALÉ NÁMĚSTÍ 11
An example of the exquisite Rococo stucco



RICHTŘOV DŮM | MALÉ NÁMĚSTÍ 11
The remarkable Classicist entrance



KARLOVA 48
On the famous Royal Route



KARLOVA 48

In the company portfolio since 1994

This property was probably built in the second half of the 13th century, that is, in the early Gothic period. It consists of three historical buildings (U Zlaté koruny, comprising two separate buildings, and U Černého koníčka) that form 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. They were originally the site of the pharmacy of the sons of Angelo of Florence, apothecary to the court of Charles IV.

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, remodelled in the early 19th century. The ground floor of the building is one of very few in Prague that has preserved its front Renaissance cross-vaulted archway.

In 1801, the house U Černého koníčka (The Black Pony) was purchased by the father of Franz Schubert, and the young Franz spent his childhood there.

The remains of the original house, which include an early feudal unribbed cross vault, are preserved in the cellars,

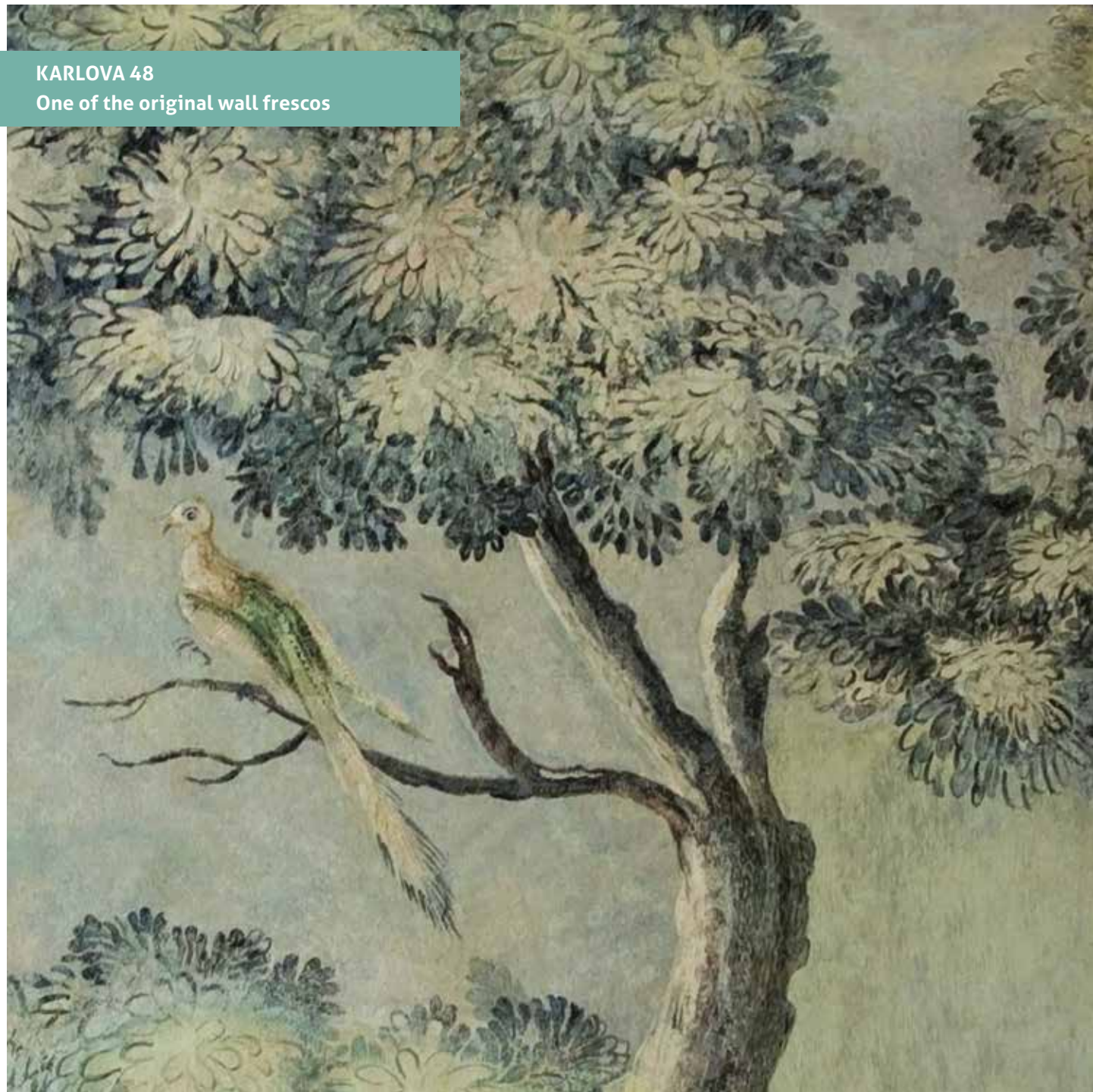
where remnants of Romanesque walls can also be seen. U Černého Koníčka was originally an ordinary Prague resident's home, and now features a Classicist facade.

The property features a remarkable Renaissance painted wooden beam ceiling on the first floor, and other impressive painted ceilings, multicoloured wooden beams and wall frescos.

The Renaissance reconstruction brought a considerable change to the building's general organisation and arrangement. The main building underwent a radical reconstruction in the 1930's.

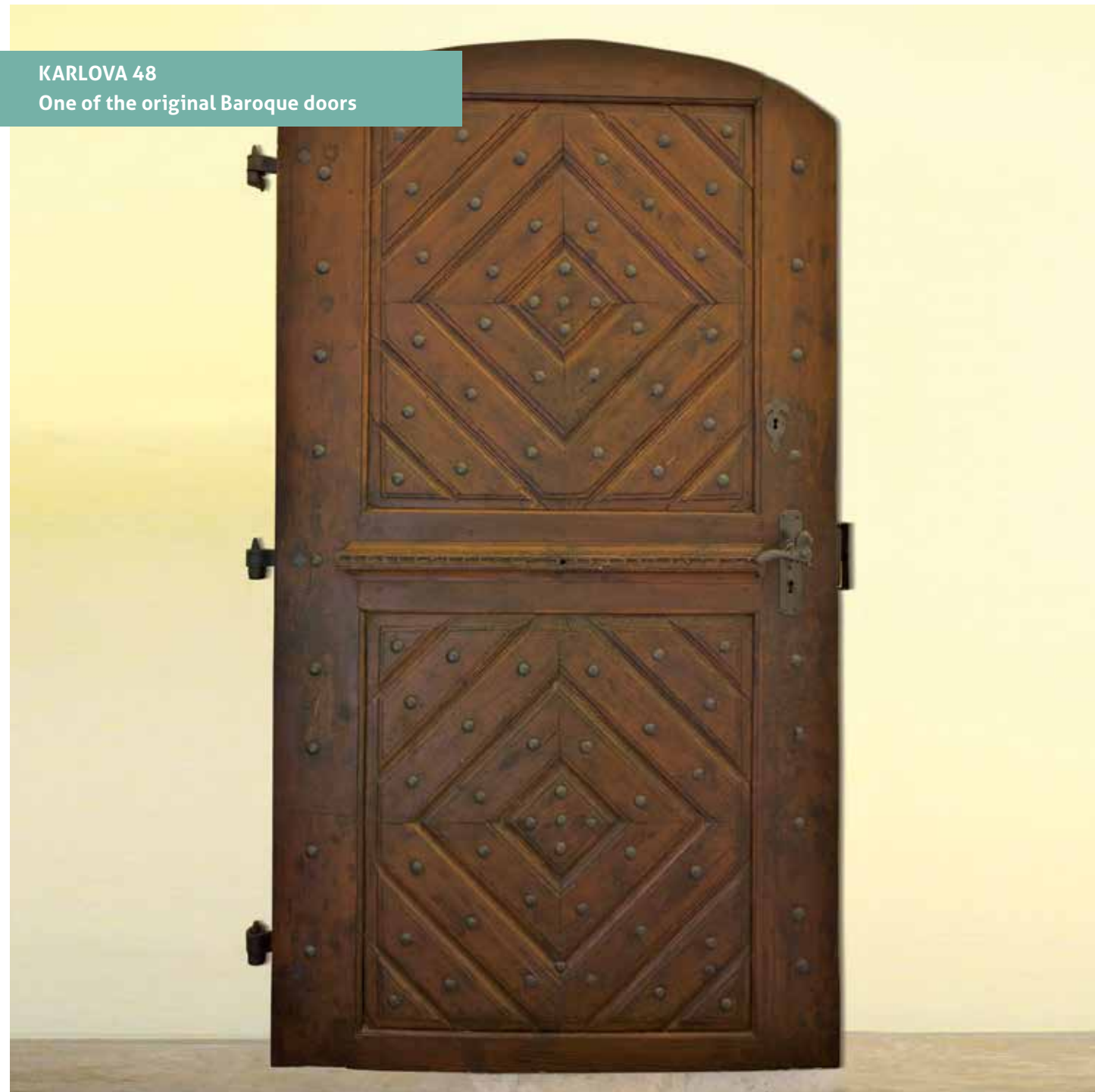
KARLOVA 48

One of the original wall frescos



KARLOVA 48

One of the original Baroque doors



MOSTECKÁ 12, located just a few steps away from the 14th-century Charles Bridge



MOSTECKÁ 12

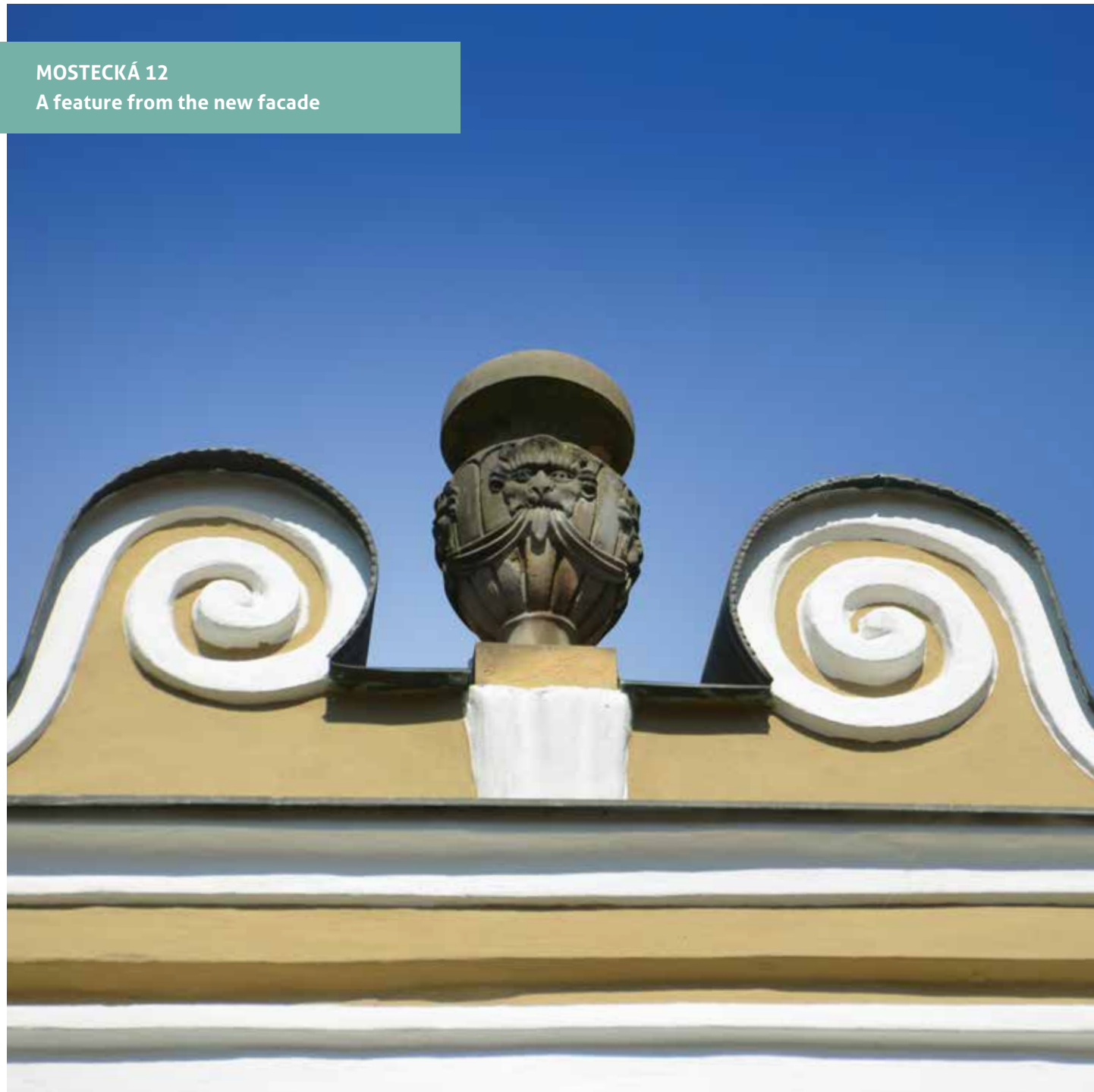
In the company portfolio since 1992

Mostecká 12 is the only building in the portfolio on the Malá Strána side of the Vltava river. Located just a few steps away from the 14th-century Charles Bridge, with its thirty Baroque statues and breathtaking views of Prague, this Gothic building dates back to the 15th 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 its early Baroque original so as to fit in with other buildings along this narrow cobbled street, to the early 15th-century vaulted stone cellar and the carefully restored symbols and signage that can be found throughout the building.

Today, Mostecká 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.

MOSTECKÁ 12
A feature from the new facade



MOSTECKÁ 12
The building still retains many of its
original features



