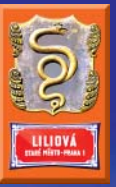


A prestigious development of exclusive  
apartments and penthouses



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and walk  
through  
history*



LILIOVÁ 8

# LILIOVÁ 8

## About project

From time to time, a truly unique residential development is created, stirring the imagination and capturing the essence of contemporary living. Liliová 8 is one such development, a rare and extraordinary city residence, tuned in to the needs of today's lifestyle buyer.

Liliová 8 is created for those who desire the character and distinction of a historic building, but who demand the standards and comforts synonymous with the best modern design, facilities and services. Liliová 8 is created for those who thrive at the pulse of a dynamic modern capital city, for those who live life to the full yet who seek tranquility and seclusion, who love to close the door and escape, untouched, into the privacy of home.

Liliová 8 is set to establish a new benchmark for Prague's luxury residential market, offering distinguished contemporary living for those who are searching for the very best. To attain this exceptional level of luxury and the highest international quality standards, the developer has assembled a young, highly creative team of professionals to collaborate on the design and refurbishment.

Behind an elegant classical facade, through a set of magnificent wooden entrance gates are two singularly restored 19th-century town houses set around a private courtyard garden. Within this rarified setting lie 31 stylish apartments and 5 distinctive penthouses, built to the highest possible specification. Superlative modern design and materials will sit effortlessly with the old, allowing the charm and original detail of the buildings to shine through. And with a first-class range of inclusive features, services and facilities, including state-of-the-art technology and communications systems, Liliová 8 will undoubtedly be heralded as one of the city's most prestigious addresses.

## Location

Stroll home through twisting narrow streets, enveloped in mystique and romanticism. Set in a tranquil cobbled street in the heart of Prague's Old Town quarter, Liliová 8 is surrounded by history – the most famous historical sites including the Charles Bridge, Old Town Square, Prague Castle and Jewish Quarter are just moments away - yet the city's premier restaurants, shopping and entertainment destinations and business district are all within easy walking distance.

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The city's comprehensive transport links, including road, rail, metro and tram, are also close by as is secure public parking. Yet whilst at the hub of this vibrant metropolis, Liliová 8 is situated on a quiet street with little motor or pedestrian traffic. Stay in the city, escape for the weekend. Liliová 8 brings a sense of ease and freedom to downtown living.

## Apartments & penthouses

From these two elegant townhouses 31 apartments and 5 penthouses will be created, each displaying a unique character and atmosphere. Set over the 5 floors of the buildings, sizes will range from 30m<sup>2</sup> to over 170m<sup>2</sup>. Reconstruction, already underway, is being carried out with an uncompromising attention to quality and detail.

"Capture the beauty and character of the old while creating the most modern lifestyle environments, the most luxurious apartments in the city." This was the brief given to the architects. In acknowledgement of the buildings' heritage, original features and materials will be restored and replicated, while open-plan living spaces and chic modern details integrated into the design will enhance the feeling of space and create a contemporary sophistication.

The elevated height of the penthouse apartments, located in the original attic floors, affords magnificent views over the Prague's ancient red rooftops and glittering spires. Utilising the lofty height of the antique timbered ceilings and the large open floor areas, the architect has incorporated idiosyncratic architectural features - gallery rooms, expansive open-plan living areas, terraces, and a duplex apartment complete with separate floor for guest accommodation in order to create 5 truly remarkable living spaces.

Also included among the range of apartments are 5 live/work spaces, a first for the city. Located on the ground floor, these compact efficient spaces have been created for ease-of-use and efficiency, and incorporate a range of essential features and amenities to ensure an outstanding level of comfort and convenience. These spaces are the ideal city base for the international business executive seeking a practical and luxurious alternative to hotel accommodation.



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## Materials, fittings & fixtures

A luxurious blend of traditional and modern materials and finishes will be used in the refurbishment, uniting with restored and replicated original features to further enhance the sense of exclusivity. Each apartment will be offered with a range of materials and fittings, including:

- Wooden parquet flooring
- Replica original doors and door furniture
- Restored or replicated wooden windows
- Large format sintered ceramic tiles, combined with complimentary mosaic tiles
- White ceramic bathroom fittings
- Frameless glass doors to en suite bathrooms
- Air-conditioning
- Gas central heating
- High-speed Internet connections
- Fixed line telephone points
- Satellite TV points
- Storage units at additional cost

Optional upgrade schemes, as well as the option to select from external suppliers, are offered, allowing buyers to create a fully bespoke environment, tailor-made to fit their exact tastes and requirements. Full details of the available options can be found in the Materials, fittings and fixtures sheets. Kitchen cabinetry and appliances are not included in the standard, but a fixed design created by the interior architect is available to order. The interior architect is also available for commissions from those buyers requiring interior design services.

## Services, facilities & security

In keeping with the overall quality and attention to detail, Liliová 8 will also offer a superior range of services and facilities to residents, including:

- Central reception desk
- Concierge service to arrange such items as restaurant reservations, theatre booking, organisation of housekeeping, personal shopping, catering etc.
- 24-hour security personnel
- CCTV with hard disc recording
- Video and electronic card entry systems
- Residents-only access to residential areas
- Security gates fitted to perimeter streets (residents-only access between dusk and dawn)

## Communal areas

An impression of luxury, privacy and exclusivity will greet residents and visitors upon entering through the imposing wooden entrance door. Entering from Liliová street through a small covered passage, residents will pass into a tranquil courtyard garden bedecked with a feature ornamental fountain. An additional entrance in Řetězová street will reveal a romantic glass-covered winter garden, which may also be reached from the courtyard garden.

Residential floors will be reached via restored original stone staircases complete with cast iron balustrades and lacquered oak handrails, or via translucent glass lifts with illuminated onyx interior panels and sintered sand stone floor. Interior sliding glass doors situated inside the buildings will allow residents-only access to the residential areas. While the main entrance will be from Liliová street, an additional separate entrance from Řetězová street is available for residents in the Řetězová building.

Completing this elegant, polished setting, a harmonious range of natural materials and finishes such as sand stone, glass, wrought iron and wood will be used throughout the communal areas.

## Commercial spaces

Liliová 8 will offer a limited number of exclusive commercial spaces, created for high-quality businesses that compliment the overall aesthetic and prestige of the project. A small number of business suites will be located on the ground floor and in the historic vaulted basement. The residential areas of the buildings will not be accessible from the commercial areas, ensuring that the privacy and security of residents is maintained.

Notice: Details and specifications stated herein do not form part of any sale offer or contract.



# LILIOVÁ 8

Visualisations

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Courtyard  
*courtyard*



Entrance hall  
*entrance hall*



# LILIOVÁ 8

Visualisations

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Living room  
*living room*



Bedroom  
*bedroom*



Penthouse  
*penthouse*

