



Compulsory auction

“Pinkas Palace” (Pinkasův Palác)

Na Kampě 515/8, Prague 1

Future disposition of the building: 3.223 m²

Price determined by expertise: 502 mil. CZK

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Important Information

Place, date and time of start of the auction

Place of start of the auction: Hotel Intercontinental Prague, Pařížská 30, 11000 Prague 1, Congress Hall A

Date of start of the auction: December 20, 2018

Time of start of the auction: 15:00 (3 p.m.)

Date and time of the tours of the subject of the auction

1st tour: November 21, 2018, 14:00 (2 p.m.)

2nd tour: December 6, 2018, 14:00 (2 p.m.)

The persons or parties interested in the tour will meet at the place where the subject of the auction is located, i.e. at 515/8 Na Kampě street, Prague, and all the necessary information about the state of the subject of the auction will be provided by a person who is authorized by the auctioneer and will be in charge of the tour. For more information about the tours (including a possibility to agree on another date) use the following phone number: 541 213 390.

Address: Na Kampě 515/8 street, Prague, district: Hlavní město Praha (Capital City of Prague), region: Hlavní město Praha (Capital City of Prague)

GPS: N 50°5.22877', E 14°24.53527'.

The ordinary price determined by the expertise no. N43926/18: 502.000.000 CZK

Starting price: 470.000.000 CZK

Minimum bid increment set: 5.000.000 CZK

Caution money deposit: 48.000.000 CZK

Total area of the future disposition of the building: 3.223 m²

Total area of the land: 1.062 m²

Subject of the auction:

- real estate, i.e. the parcel of land No. 742/7, the built-up area and courtyard, which includes the building No. 515, apartment building, falling within the Lesser Town district, registered in the real estate cadastre, in the extract from the Land Register No. 1564 of the Lesser Town cadastral territory, Prague municipality, at the Land registry for the Capital City of Prague, Prague Cadastral Branch Office, with all the parts and accessories

Summary information:

Contact persons:

Press agent of the auctioneer: Mgr. Petr Bartoš, tel.: 608 700 962, e-mail: bartos@gaute.cz

Contact person of the auctioneer: Ing. Ondřej Gavlas, tel.: 777 088 466, e-mail: ondrej.gavlas@gaute.cz

The information contained in this document has been obtained from the expert, the state administration authorities or other reliable sources. There is no reason to doubt their truthfulness, however we can not guarantee it. We are not aware of any changes or revocations. If there is a difference between the information provided in this memorandum and the condition observed in place, the latter is valid.

Brief Description

The building is situated in close proximity to Charles bridge and has a view of the oldest part of Prague. It was built in an early Baroque style as a new building instead of an older housing in the second half of the 17th century and was extended during the period of Classicism. The first mention of the building dates back to 1516.

Currently the real estate is not divided into units. The former layout of the units ceased to exist in 2013. Currently the building is undergoing an extensive reconstruction and alterations which have not yet been finished. New housing units with altered dispositions are designed in the building, as well as non-residential premises. According to the approved documentation 10 new luxurious apartments, the Museum of the Judita's Bridge (in the ground floor and the 1st underground floor), wine shop and the non-residential premises functioning as the reception are going to be built.

Total area of the future disposition of the building is: 3.223 m², from which

- | | |
|------------------------------|------------------------|
| - areas of the apartments: | 2030,63 m ² |
| - cellars: | 21,37 m ² |
| - museum: | 414,85 m ² |
| - wine shop: | 102,5 m ² |
| - lobby, lounges, reception: | 61,77 m ² |
| - Common areas: | 592,03 m ² |

Total area of the estate: 1.062 m²

The building is located in close proximity to Charles bridge. The building is solitary, has three wings with beautiful views of the oldest part of Prague and is situated between the river branch of Čertovka and Charles Bridge.

Despite its location in the oldest part of the city the traffic accessibility of the building is very good. The closest tram stop is at the Malostranské náměstí square (about 5 min. of walking), the closest metro station is the Malostranská station (about 10 min. of walking).

Estimated costs of finishing the construction works: 101.4 mil. CZK (according to the information provided by the auction petitioner the new owner of the property will be provided with the license for use of the project documentation for free).

Location of the Pinkas Palace

Address: Na Kampě 515/8 street, Prague, district: Hlavní město Praha (Capital City of Prague), region: Hlavní město Praha (Capital City of Prague)
GPS: N 50°5.22877', E 14°24.53527'

The Pinkas Palace is located in the northern part of the Kampa isle in Prague 1, Lesser Town, between the Čertovka river and Charles Bridge. The western side of the building is bordered by the Čertovka river bed, in the east the access path to the Kampa park complex and the children's playground follows. The parcel is flat, without greenery. The access to the parcel is from the U lužického semináře street. The building is also accessible from the Čertovka river.



Accessibility:

Despite its location in the centre of the city the traffic accessibility of the building is very good. The closest tram stop is at the Malostranské náměstí square (about 5 min. of walking), the closest metro station is the Malostranská station (about 10 min. of walking).

Areas of the Building Divided according to Their Use – Future State:

Type of space	Area (m2)
Areas of the apartments	2030.63
Cellars	21.37
Museum	414.85
Wine shop	102.5
Lobby, lounges, reception	61.77
Common areas	592.03
TOTAL	3223.15

Construction Rights

According to the provider of expertise for the subject of the auction the customer provided the Public Contract for Construction Work, ref. No. 060861/2014 from April 23, 2014, issued by the administrative body of the Prague 1 City District, Department of Construction of the Prague 1 Municipal Authority on April 23, 2014. This contract (further referred to as "Public Contract I") allowed the alterations to the building No. 515/8.

The extract from the Land Register and the length and manner of use show that the construction rights status of the evaluated buildings does not have any major defects.

The expert also received the Public Contract for Construction Work, ref. No. 058034/2015 (further referred to as „Public Contract II“) from April 16, 2015 with „Renovation of the Courtyard and Connecting to the Real Estate No. 515“ as a subject. The construction works include an extension to the courtyard object of an approximate "L" shape with dimensions 14,830x8,395 m situated in the northeastern part of the courtyard by the northeastern facade of the building No. 515. The extension is connected to the building No. 523. According to the information provided by the customer the subject of the construction works carried out under the Public Contract II has already been approved for use.

According to the information provided by the customer the already finished construction of the roof has also been approved for use.

According to the information provided by the Natural Heritage Institute the building No. 515 is included in the list of cultural monuments (registered in the ÚSKP register under No. 39565 / 1-886) according to the provisions of § 13 of Act No. 20/1987 Coll., on State monument care. According to the extract from the Land Register the building No. 515 is located in the protected heritage area of the City of Prague.

Note:

Based on a proposal or on their own initiative the Ministry of Culture proclaim the movable and immovable property (or its complexes) which are significant documents of the historical development, lifestyle and environment of the society from the oldest times up to the present as cultural monuments. In the Czech Republic the Monument Inspectorate and the Monument Care Department of the Ministry of Culture, and the professional organization of monument care established by these – the National Heritage Institute – are in charge of care of the cultural monuments. Apart from these there are also other independent groups and associations which are actively involved in protection of monuments, such as Klub Za starou Prahu. According to the Act on the State monument care the owner of the cultural monument is obliged to announce the professional organization of the state monument care every change in ownership (management, use) or relocation of the cultural monument. The owner of the cultural monument must make this announcement no later than thirty days from the date when such a change occurred (according to § 7 of Act No. 20/1987 Coll., on State monument care).

Rights of lien and other property rights

According to the extract from Land Register the ownership of the evaluated property is restricted by the rights of lien of the PPF banka, a.s. company.

According to the extract from Land Register the entries related to the rights of lien are:

- an obligation not to allow entering new right of lien instead of the old one,

- and also an obligation not to secure a debt with the right of lien in a more favourable order for the new debt;
- prohibition to alienate and encumber for the duration of lien (See the Pledge Agreement V-40182/2014-101).

According to the extract from Land Register no other rights of lien or other property rights of the third parties are imposed on the evaluated property.

In favour of the evaluated parcel No. 742/7 an easement of servitude has been established (according to the document) for the trail and road specified in the graphical allocation GP No. 571-27/2016 on the parcel No. 742/2 and no. 744/2 of the Lesser Town Land registry. The copy of the Servitude Agreement No. ZVB/83/12/024101/2016 concluded on April 5, 2016 between the Capital city of Prague as the "obliged" and the Artemis Property s.r.o. company as the "entitled" from the easement has been provided to the expert. Subject to this contract the servitude is established for an indefinite period. The one-time payment for establishing servitude was 192.890,- CZK (excluding VAT).

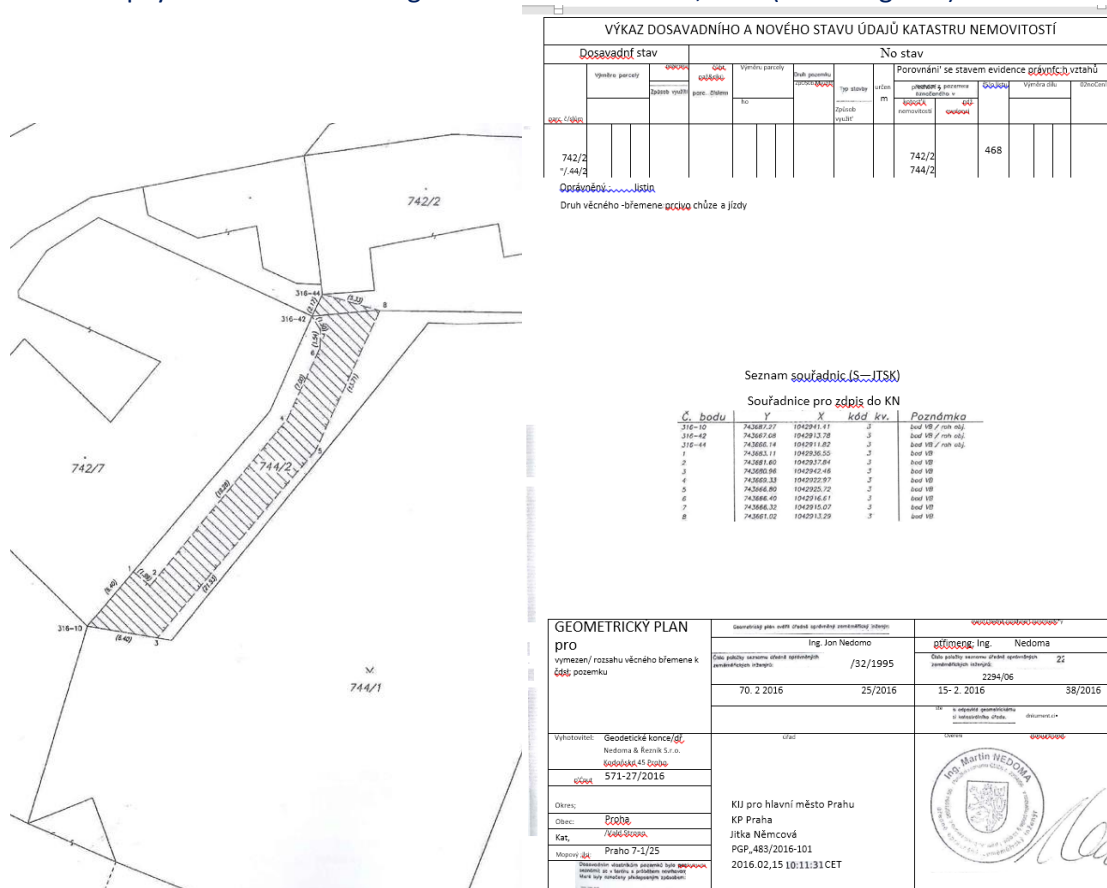


Fig.: Graphical allocation No. 571-27/2016 from the Servitude Agreement

Also the following preliminary contracts have been concluded in favour of the evaluated property:

- The preliminary contract on establishing servitude of the utilities (CES:2016/0091) concluded on April 18, 2016 between the Prague 1 Municipality as the future obliged and the Artemis Property, s.r.o. company as the future entitled.

- The preliminary contract on establishing easement (TSK:5/16/520/0001/50) concluded on January 27, 2016 between the Capital City of Prague represented by Prague Road Management Authority (TSK) as the future obliged and the Artemis Property, s.r.o. company as the future entitled.

The current owner concluded preliminary contracts on establishing easement for the utilities (water supply connections and drains) running over the parcels No. 1042, 742/1, 744/1 of the Lesser Town Land Register with two subjects (see the contracts above). This concerns establishing the easement of utilities which will not restrict the ownership of the said parcels and will allow the entitled (the owner of the parcel ref. No. 742/7) to connect to the public supply systems.

The aforementioned servitudes of the utilities are not recorded in the Land Register. According to the contract concluded the contract parties agreed that the "Preliminary contract on establishing easement" (TSK:5/16/520/0001/50) will be listed in the Central Register of Contracts of the Prague Road Management Authority.

The final provisions of both contracts state that the rights and obligations in these contracts are also binding for the potential legal successors of the contract parties.

Rental relations

No rental rights of third parties were found or proved in the provided documents nor during the local investigation.

Flood risk

According to the floodplain map the building No. 515 (with housing units) is located in the 100-year flood floodplain. With regard to the flood protection built due to the Prague flood of 2002 the risk of flooding has been reduced. The area in question is already protected by the flood protection system of the City of Prague, therefore no additional flood protection measures will be taken within the framework of the construction. According to the Aquarius programme the evaluated building is located in flood zone 4.

Applied flood protection measures

The mobile flood barriers, usually consisting of the aluminium panels which are stored in a suitable place and installed in the place of function during the flood threat, are used as flood protection at the historical centre of the city and near the roads. The fixing points for the mobile barriers are installed in field. The flood protection system made by the EKO-SYSTEM company, which is also being used in Germany and Austria, was selected unanimously in the selection procedure for the whole city of Prague. These barriers are commonly used up to 3 meters of height.

Phase 0002, Lesser Town and Kampa, was finished before 2006. In 2002 the wall of Hergert's Brickyard (Hergertova cihelna) was renovated and the original brick wall was replaced by ferroconcrete. The section up to Kosárkovo nábřeží (in front of the Straka Academy) was finished in 2003. In 2003 the works on the Říční street – Charles Bridge section and the Čertovka section (i.e. the surroundings of Kampa) commenced. The original shape of the park wall at Kampa was rebuilt from ferroconcrete. Sova's mills (Sovovy mlýny) and the Liechtenstein Palace (Lichtenštejnský palác) at Kampa are protected by mobile flood barriers. A sliding flood gate, which can be extended with the mobile barriers placed on its top, is installed at the river mouth of Čertovka near the Kampa Park restaurant.

In 2013 an "Evaluation of the Flood Protection Measures Functionality" (interim report) was issued under the direction of the Ministry of the Environment as a part of the "EVALUATION OF THE FLOODS

IN JUNE 2013” project (VYHODNOCENÍ POVODNÍ V ČERVNU 2013), assessing the functionality of the flood protection measures built on the Elbe and Vltava watercourses and some of their tributaries.

The construction No. 0012 “Flood Protection Measures for the protection of the Capital City of Prague, phase 0002

Lesser Town and Kampa” (with ID 38 assigned in the report) with the “MH” barrier type (mobilní hrazení – mobile barrier) for the Q2002 + 30 cm level of protection with flow rate of Q20-Q50 was assessed to have fulfilled the purpose.

A flood protection door barrier to be closed in case of flood has been designed in the 1st underground floor of the evaluated building as a part of the flood protection measures.

Parking (on the property of the Prague 1 district)

For the building No. 515 it is not possible to build garages (inside of the building) or parking spaces (on its own land). The provider of expertise received from the customer a photocopy of the Lease Agreement No. 2010/1619 for the parcel with ref. No. 742/1 of the Lesser Town Land Register with area of 1662 m², on the extract from the Land Register ref. no. 484, for 7 parking spaces (parking space No. 9-15) concluded on September 22, 2010 between the Prague 1 Municipal district as the renter and the Artemis Property s.r.o. Company as the tenant. According to this contract the renter leaves the subject of the contract to the tenant to use it as parking spaces for the tenants of the apartments in the building 515, 8 Na Kampě street.

The total amount of the rent negotiated as a payment for using the subject of the lease is 10.000 CZK per year for one parking space, i.e. 70.000 CZK per year + VAT in total. The rental relationship is concluded for an indefinite period.

This contract may be terminated by agreement of the parties, termination without cause by any of the parties, termination by the renter in the event that the tenant ceases to be the owner of the housing units, or due to breaching of the tenant’s obligations.

It follows from the wording of the said Lease Agreement that in the event of change of the owner of the building the contract can be terminated by the renter.

In the event of selling the building (in auction) the negotiations about the parking spaces will be carried out by the new owner and the Prague 1 Municipal district.

Description of the Building

The subject of the auction is the apartment building No. 515 under construction (or rather under reconstruction) in Prague 1 – Lesser Town. This concerns the “Prachovna” house built in the second half of the 17th century in an early Baroque style as a newly built house instead of an older building. The building is also known as the “Pinkas Palace” (Pinkasův Palác) and was extended during the Classicist period.

(The first mention of the building dates back to 1516 when the fisherman named Duchek became the owner of the building. After the fire of the Lesser Town in 1541 a large building development commenced in this locality and the building was bought by Mikuláš Prachař („Prachovna“). In the following years the building was being used for different purposes, apart from other things it functioned as laundry, distillery, workshop, stables, and part of the building was inhabited. Between 1800-1810 the building has undergone major changes and was rebuilt by the court carpenter (who was also the owner of the building) to the present shape and the building then had purely residential function. Since 1815 the building has been owned by the Pinkas family.

The detailed history of the building is described in the Construction-historical research (Mgr. Petr Štoncer, 04/2013) and its updated version (Ing. arch. Jan Veselý, 02/2015))

The building No. 515 which is a protected heritage is located in close proximity to the Charles Bridge. The building is solitary, has three wings and beautiful views of the oldest part of Prague. It is located between the branch of the Čertovka river and the Charles Bridge, with parking spaces on the land rented from the Capital City of Prague right in front of the building and with an option of using the wharf accessible from the courtyard of the building.

Despite its location in the oldest part of the city the traffic accessibility of the building is very good. The closest tram stop is at the Malostranské náměstí square (about 5 min. of walking), the closest metro station is the Malostranská station (about 10 min. of walking).

The area in question is located in the northern part of the Kampa isle in Prague 1, Lesser Town. The western side of the building is bordered by the Čertovka river bed, in the east the access path to the Kampa park complex and the children's playground follows. The parcel is flat, without greenery. The access to the parcel is from the U lužického semináře street. The building is also accessible from the Čertovka river.

The building No. 515 at Kampa, sometimes referred to as the Pinkas Palace (Pinkasův Palác), is one of the few solitary houses of its own kind which can be found in the area of Prague Lesser Town. Although it looks as a piece of well designed palace architecture from the outside, the inner part of the building is actually a rich mixture of several original objects, gradually changing until the recent time. This authentic structure, situated in an extraordinary location near the Royal way, was particularly damaged, as well as many other buildings in the Prague city centre, by the arbitrary alterations of the housing units, but also by the reckless renovation dating back to the 80's which damaged and sometimes even erased the historical elements of art and crafts.

Apartment building No. 515 has three wings, two floors and a rather irregular ground plan. The facade of the main building is Classicist, from the early 19th century. The facade with bossage quoins is divided by decorative ledgments. The windows are framed by the ribbon chambranles, with marked cor-

nices below and above the windows and immuration in the 1st floor. The facades are ended by a moulded crowning cornice. The main entrance breaks through the biaxial stretching of the southern building, with the panel door and valuable Baroque hardware. The division of the courtyard facades was simplified, the balcony at the northern wing was connected to the main building by a suspension bridge. In the ground floor of the older wings two Baroque stone portals with crossettes or trunnels were preserved. The ground floor buildings with rectangular ground plan have the utility character.

The building is not divided into housing units. The original division from 2012 was cancelled and within the framework of the issued building licence (the public contract) the disposition of the newly adapted apartments was changed; part of the housing units is newly built in the attic; also there are new (non-residential) spaces created to function as a museum (or a wineshop) in the underground part of the building.

Parking is provided by a lease of the land near the Charles Bridge (based on the Lease Agreement) from the Capital City of Prague. This contract may be terminated by agreement of the parties, termination without cause by any of the parties, termination by the renter in the event that the tenant ceases to be the owner of the housing units, or due to breaching of the tenant's obligations. It follows from the wording of the Lease Agreement that in the event of changing the owner of the object the contract will be terminated by the renter. In the event of selling the building (in auction) the negotiations about the parking spaces will be carried out by the new owner and the Prague 1 Municipal district.

Description of the Objective Based on the Issued Documentation of Construction Rights - the Public Contract

The objective of the owner of the evaluated property was to renovate the whole object based on the public contract and create a luxury apartment house with large-area apartments out of it. As a part of the alterations 10 luxury apartments, the museum of the Judita's Bridge in the ground floor and the 1st floor, a wine shop and utilities functioning as reception are planned to be built according to the approved documentation. The common areas and facilities located in the ground floor and basement (cellars) will also be available to the users of the apartments. The entrance to the museum is designed in the ground floor. According to the design the main part of the museum shall be located in the underground (it was created by extending and deepening of the basement), with partial exposition of the remains of two pillars from the Judita's Bridge.

All the disposition changes and applied building and construction measures were carried out based on the expert opinions about the condition of structures and materials and the historical value of the craft elements in the object in order to optimize the impacts of the construction, remove the inappropriate modern alterations and preserve the maximum of the original structures.

The elements having a historical value were shielded before the start of the works. The elements which will not stay in place were removed by a restorer properly licensed by the Ministry of Culture of the Czech Republic and transported to the workshop for restoration.

The project "Reconstruction and building alterations of the building No. 515/8" was prepared by the TAK ARCHITECTS s.r.o. architectural firm.

The building is situated within the territory under the territorial plan of the Capital City of Prague with the functional utilization "OV" - generally residential. Currently the building's function is purely residential, after the renovation the housing function will still prevail and a small part of the area will be used as a museum.

From the perspective of the heritage protection, or more precisely use of the object in the context of the Prague historical monument reserve, the objective of the renovation was discussed in the form of an architectural study – a conception of the reconstruction of the whole building (carried out by the TaK Architects, 06/2013) for which the expert opinion of the National Heritage Institute, Prague Regional Office (ref. No. NPÚ-311/37056/201) was issued on July 24, 2013. The requirements of the National Heritage Institute were included in the documentation for the building permission proceedings.

The following documents had been issued and the following construction works have been carried out prior to the renovation of the object:

- „Pinkasův palác – reconstruction of the roof frame, Na Kampě 515/8 - documentation for the change of construction before completion“,
- „Dismounting and demolition of the nonloadbearing structures and securing the STP cables, documentation for building notice“,
- „Pinkas Palace - tying the object and sanitation of the cracks, Na Kampě 515/8, Prague 1, documentation for the building licence“.

The documentation for building licence for the reconstruction of the building is followed by the documentation for the area management for rebuilding the former woodshed and the connection between the woodshed and the current building No. 515.

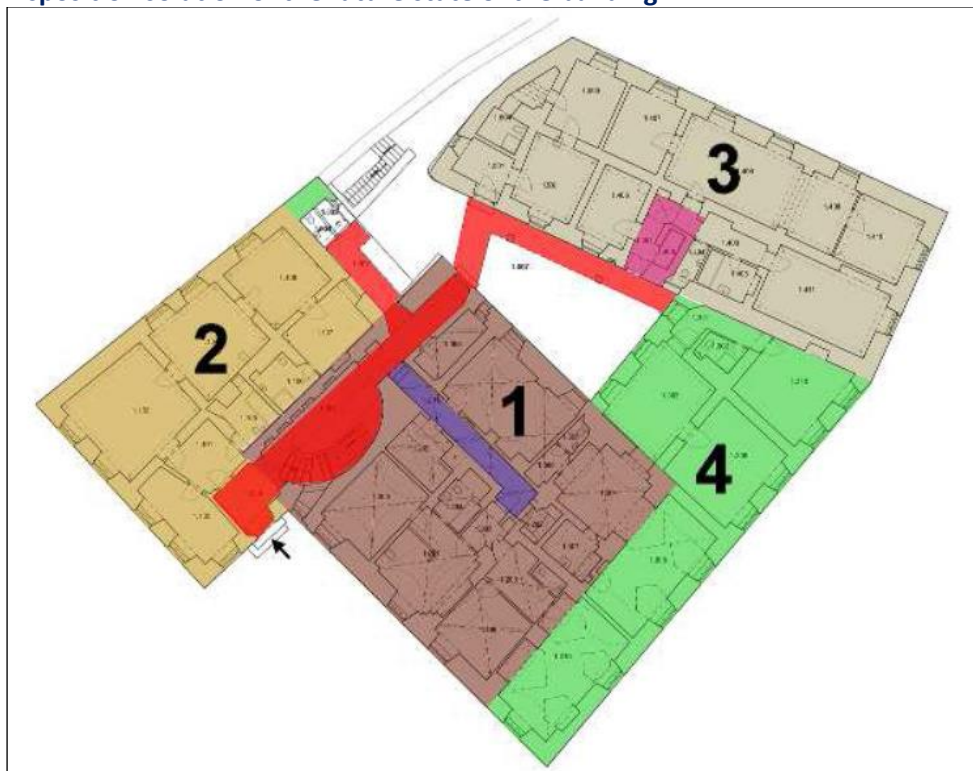
Before the beginning of the reconstruction the object had been damaged by the arbitrary alterations of the housing units and also by the reckless renovation from the 80's which damaged and sometimes erased the historical elements of art and crafts. The building alterations are motivated by the effort to restore the historical nature of the building.

Mostly the larger residential apartments respecting the original structure of the building are designed within the framework of the reconstruction. Accommodation is also being built in the attic.

Although the Classicist disposition of the building is well-preserved and has not been seriously damaged (not even by dividing the original large apartments into smaller units after the war), the majority of the arts and crafts elements have vanished, in particular the doors, the original floors and almost all the windows. The historical character of the interior is therefore quite unclear. Within the framework of the renovation of the building the Classicist disposition is respected and the modern and recent filler elements are being removed and replaced with their historical copies. In the ground floor of the southern wing the Baroque layout of the vaulted hall was restored.

Use of the ground floor is partially determined by discovering two remains of the pillars from the Judita's Bridge in the underground of the building. The objective is to present these pillars to the public (and to create the Museum of the Judita's Bridge at Lesser Town). In the ground floor the oldest, and from the architectural point of view the most interesting part of the building, the Baroque spaces in the ground floor facing the Charles Bridge, is reserved for the museum. The later alterations were removed here and the arched three-nave space was restored.

Disposition solution of the future state of the building



Ground floor – 1st floor

The original entrance to the object was preserved, the second entrance to the building is from the north, from the current space between the object and the Kampa Park restaurant (See the easement of the access through the parcel No. 742/2 and 744/2 in Chapter 2.1. Legal state).

The access to the courtyard is through the corridor around the main inner staircase. An elevator is designed instead of the former toilets at the balcony. All the balconies and atrium of the courtyard are designed with glazing. In the ground floor of the object No. 3 the Classicist disposition has been restored and the social and operational parts of the residence are located there.

An elevator is designed in place of the former staircase in the northern object. Two apartments are designed in the ground floor, one of these in the western wing near the Čertovka river, the second one in the eastern wing (object No. 4 according to the Construction-historical research)

A new entrance to the department of museum operation is designed in the southeastern part of the eastern – Vltava wing of the building (object No. 4). The entrance to the museum is followed by the restored Baroque three-nave space. A new staircase to the 1st underground floor is designed in place of the current steep entrance to the cellar.

Basement – 1st underground floor

A part of the designed solution is also exposing and presenting the torso of the pillars from the Judita's Bridge under the building.

Contactless presentation of the torso under the western cellar within the Baroque cellar space and presentation of the eastern pillar in the open space of the new basement space are planned, if this is

possible from the point of view of their condition, integrity and fulfilling the requirements for protection from the archaeological monument care authorities. The pillars will be presented only partially, under the floor level of the new basement and in their original subbase.

The original ground plan of the cellars was preserved but the northern wall of the eastern cellar under which one of the pillars is situated was removed. Based on the existing cellars the new cellarage under the object No. 1, 4 and 3 and under the courtyard was designed. A column room imitating the disposition of the Baroque three-nave space was designed under the object No. 1. The other areas are delimited by the walls under the periphery walls and the central load bearing walls of the above-ground parts.

The floor level in the basement is uniform, except for the space around the pillars which is lowered in order for the pillars to be visible. The depth of the excavation was determined based on another archaeological research. Part of the area above the pillars is adapted to be stepped on, the grate or glass footbridges are designed for this purpose. The basement can be accessed via a new staircase from the museum, the current Classicist staircase or the new staircase from the courtyard, and via the entrance from the Čertovka river. The cellars below the building are connected with the new premises in the place of the original Classicist staircase.

2nd Floor

Four apartments are situated in the second floor. A three-room apartment is situated in the object No. 2. A six-room apartment is located in the object No. 1, in place of the most luxurious former apartment. The original three-wing disposition was basically preserved, the middle wing is currently being used for communication. The service rooms are, with respect to the current living standards, situated in the courtyard wing.

Other two apartments are accessible from the courtyard balcony. The whole floor of the object No. 3 consists of a large four-room apartment. Again, the disposition was made as close as possible to the original Classicist disposition. A small two-room apartment I is situated in part of the object No. 4.

3rd Floor and Attic

The disposition of the third floor copies the arrangement of the apartments in the lower floor. The difference is that the apartments situated here are maisonettes and three of them have their own attic.

The disposition of the smallest two-room apartment is the same as the disposition of the apartment in the lower floor.

Balconies

The balconies are designed with glazing in order to increase the comfort for the users. In the spaces which are visually exposed towards the Čertovka river it is suggested to use the historicizing fillings with the fully wooden spandrel panel placed on the bottom of the balcony and the simple glazing in the wooden frames.

The rectangular division of the frames is based on the analogical historical structures. In the courtyard the design suggests to use the modern structural glazing hanged on the profiles placed between the tie beams and point-fixed to the balconies whose reconstruction is designed in the spirit of its Classicist shape, with adding the cast iron railing and making adjustments to the stepping layer. This solution eliminates the visual effect of the glazing in the cramped area of the courtyard and minimizes the interventions to the structures of the building.

Facades

The Classicist facade was preserved with all its essential architectural elements, the crowning cornice, the mezzanine cornices and the pointed lesenes.

The good condition of the rendered parts of the facade and sufficient historical documentation of the original windows make it possible to restore the Classicist look of the facade.

Craft Elements

Windows - The original windows came from the period of Socialism, and given the circumstances these were quite a decent copy of the historical windows. However, these inward opening double windows replaced the original classicist scuncheon windows with two inward and outward opening flaps. The windows are designed as the renewed inward and outward opening scuncheon windows and the original hierarchy of structuring the windows in the different floors is being respected. The colour of the frame will be determined based on probing the preserved window casement. The outer flaps are glazed with draw sheet glass. The inner flaps are glazed with the insulation glass. The window hinges are designed according to the preserved hinges. The window handles were not preserved in the building, therefore the design corresponds to the shape of their historical analogies. In several places the windows have been replaced by doors.

Doors - The original entrance doors to the object had one leaf with wooden fillers and were boarded from outside in a shape of a rhombus by decorative nails with forged nailheads. The new entrances to the building are designed according to this pattern.

Most of the original interior doors were the modern double-wing doors. Only few original Classicist doors in the richly profiled door frame with a broadened socle part, and some more recent Neo-Renaissance doors were preserved. The preserved historical doors are supposed to serve as a model for the new doors. Besides, the entrance doors of the apartments also have to comply with the current

safety and fire regulations. The design of the new door hardware is based on the preserved types of hardware, or more precisely on the suitable historical analogies.

Other joinery - the original wooden window jamb with integrated shutters and coffering under the window was preserved in the apartment in the 2nd floor of the object No. 1. The new wooden staircases are designed between the 3rd floor and the attic.

Metal components – The original modern railing of the balconies was made from iron. This railing has been removed and its designed replacement from cast iron or iron corresponds to the historical shape dating back to the beginning of the 19th century. The modern bars in the windows of the ground floor shall be replaced by new forged bars.

Floors

Apart from the cement tiles next to the staircase the original floors were not preserved. The new floors can be made based on the historical analogies. A copy of the historical sintered ceramic paving shall be placed at the common areas and balconies (for example the paving from The “Haniš – historická dlažba” company). The handmade brick paving shall be placed in the area of the museum. In the residential rooms the floor consists of wooden coffering called “Viennese squares”. In some places in the attic the plank floor is supplemented by paving bricks. In the adjacent rooms of the apartments the modern ceramic paving will be used.

In the courtyard the sandstone plates, or as the case may be, the Slivenec marble shall be used.

Alterations to the walls and surfaces

A large share of the restoration works and arts and crafts works is required during the alterations of the walls and their surfaces.

As for the technical equipment, building the gas boiler room and two elevators are designed within the building.

Disposition (Future State):

Proposed state – review 2						
floor	apartment designation	type of space	usable area	usable area in the 1st attic (m2), 4th floor	usable area in the 2nd attic (m2), 5th floor	total usable area (m2)
1 st underground floor		extension	14			14
		entrance	5,13			5,13
		courtyard corridor	24,4			24,4
		elevator V1	2,08			2,08
		lounge	57,3			57,3
		cellars of the residence	21,37			21,37
		elevator V2	2,1			2,1
		entrance from the residence	7,58			7,58
		garbage room	3,8			3,8
		hallway to the toilet	2,1			2,1
		toilet	1,7			1,7
		cellar	30,8			30,8
		museum	124,6			124,6
		wine shop	98,7			98,7
		wine shop	59,2			
		wine gallery	19,4			
		kitchen	10,1			
1 st floor		dressing room, storeroom	7,3			
		toilet	2,7			
		entrance corridor	6,76			6,76
		staircase	22,68			22,68
		corridor	10,24			10,24
		balcony	7,67			7,67
		elevator	2,08			2,08
		cleaning closet/server room	5,73			5,73
		patio	48,64			48,64
		common areas – hall	22,24			22,24
		elevator	2,09			2,09
		hallway to the toilet	5,08			5,08
		toilet	3,87			3,87
		common areas – lobby, lounge	61,77			61,77
		utility rooms	35,13			35,13
		museum	141,4			141,4
		entrance to the museum	25,4			25,4
		corridor	10,8			10,8
		hallway to the men's toilet	1,4			1,4
		women's toilet	3,3			3,3
2 nd floor		employees' background	6,4			6,4
		exhibition area	92,6			92,6
	A	3+1 apartment	105,38			105,38
	H	4+1 apartment	129,01			129,01
		common area	71,16			71,16
		2+1 apartment	118,08			118,08
3 rd floor		5+1 apartment	201,68			201,68
		4+1 apartment	149,85			149,85
		2+1 apartment	66,21			66,21
		common area	55,15			55,15
	E	6+1 apartment (maisonette)	127,99	167,21		295,2
	F	8+1 apartment (maisonette)	207,41	239,9	78,76	526,07
	G	6+1 apartment (maisonette)	159,89	211,1		370,99
	J	2+1 apartment	68,16			68,16
Total area of which the usable area is:		(m2)				3067,88
		(m2)				2631,12

Within the public contract II the total area of the building increases by the following spaces of the extension:

floor	type of space	area (m2)	
1st floor	hall	87,47	reception, lounge lobby
	security	4,53	
	security		
	background	2,65	
	electric		
	switchboard	1,29	
	toilet	1,41	
	1st floor in total	97,35	
2nd floor	HVAC air intake space	43,71	technical background
	HVAC air exhaustion space	14,21	
	2nd floor in total	57,92	
overall extension of the area		155,27	

Current Condition of the Building, Construction Works and the Reasons Related to these Works

Based on the data from the expertise this chapter describes the current condition of the building, works on the object and the reasons related to these works with regard to the statics securing, i.e. the works which were already carried out and the works to be finished. Regarding the information about the budget and the funds spent on building the auctioneer refers to the expert opinion.

Floods and spatial reinforcement of the building

Despite the applied flood protection measures during the flood of 2013 there was a soak of water into the basement of the building No. 515 and subsequent capillary action into the vertical structures of the building. Mechanical durability of many historical structures has thus been significantly disrupted, resulting in consequent disruption of the spatial rigidity of the building as a whole. This is confirmed by finding system cracks throughout the above-ground parts of the Pinkas Palace. Apart from the above mentioned flooding and soaking, this unfavourable condition was also caused by the caverns which are being formed in the subbase of the building. The subbase consists mostly of the river silt and has only been reinforced by the stones and wooden fascines over the years.

According to the available information after the decrease of the water level and thorough inspection the structural analysis engineer decided that the original intention of renovating the above-ground parts of the building without any significant intervention in the statics of the building must be fundamentally reconsidered. Apart from the need to reinforce most of the structures, vertical and horizontal, the spatial rigidity of the building had to be secured as well. This was done at the 1st – 3rd floor by concreting the chimneys and replacing the masonry at the level of the attic and simultaneously adding all the missing elements to the truss and tying the truss with tendons. Reinforcing of the underground parts of the building and fixing majority of the foundation structures to the solid subbase by a combined use of the root piles and jetgrouting were carried out simultaneously with reinforcing the above-ground parts of the building.

During the research focused on mapping the inhomogeneities in the subbase the archaeological probes confirmed the earlier hypothesis – the existence of two pillars from the Judita's Bridge with the remains of the intact masonry from the half of the 12th century. Due to the monument protection of the Pinkas Palace as well as this extraordinary artifact it was necessary to find a solution which would allow to secure the statics of the above-ground parts of the object and at the same time to preserve both the pillars which had to stay intact by the construction works.

The use of the ground floor of the object is thus partially determined by discovering the two remains of the pillars from the Judita's Bridge in the underground of the building, whose preservation was the condition for the monument protection and realization of the construction. The objective was to present these pillars to the public (provided their condition allows it) and to establish the "Museum of the Judita's Bridge" at Lesser Town. In the ground floor the oldest, and from the architectural point of view the most interesting part of the building, the Baroque spaces in the ground floor facing the Charles Bridge, is reserved for the museum. The later inbuildings were removed and the vaulted three-nave space was restored, while simultaneously securing the vaults above the ground floor which had been massively damaged by the bottoming of the building after the flood in 2013. The main part of the exhibition – the presentation of the pillars from the bridge – will be located in the cellars, which will be extended for this purpose. As it was already mentioned, the extensive cellars under the building can be

created primarily thanks to solid securing of the statics and simultaneous preservation of both the pillars from the former Judita's Bridge. It should be noted here that the modifications and interventions associated with the above mentioned works were technically very demanding and required a multidisciplinary approach, engaging the archaeologists, building historians, restorers and architects, and also the investments of tens of millions.

The added value of this investment was, apart from preserving the pillars, also extending the basement of the palace and creating new exhibition areas.

Static securing of the building

Apart from sanitation of the above-ground parts of the building in the second half of 2015 the vertical and horizontal structures were reinforced and the sanitation of the roof truss together with replacing the insufficient or damaged parts and static reinforcement of the roof cladding was carried out. The basement was extended under most of the layout, together with securing the foundation of the object by combined use of the jetgrouting and root piles. The goal is to reinforce the subbase of the building and prevent the additional bottoming of the building during the potential future floods. While addressing this issue in the Pinkas Palace building it was necessary to protect the findings of the pillars from the Judita's Bridge. The basement areas of the building were extended in order for the vertical structures transferring load from the above-ground parts of the building to be in a sufficient distance from the pillars. As a consequence the requirements regarding the number of the secured structures and the necessary extension of the foundation structures as well as the floor areas of the 1st underground floor increased, because the vertical structures in the basement secured with jetgrouting or root piles were bonded by a ferroconcrete floor slab and ceiling slab at the level of the 1st underground floor. Particularly with regard to the need of fundamental static securing of the building which was damaged by the floods in 2013, a number of expert opinions and surveys were carried out, whose objective was to assess the condition of the building both in terms of its structural stability and the heritage protection, so that the optimal sanitation and restoration methods are selected. Other expert opinions were being added during the realization.

Research carried out:

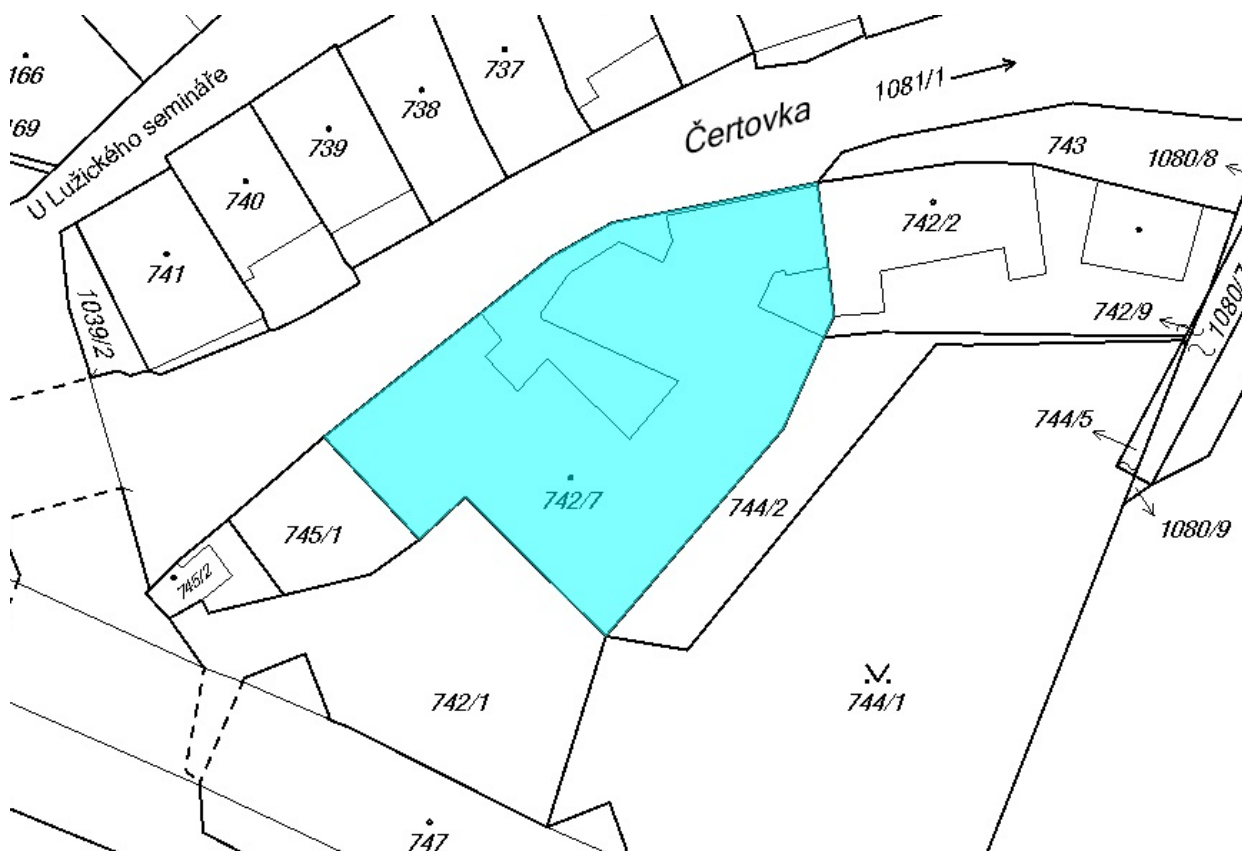
Date	Name
January 31, 2012	Static capacity of the flight and proposal of its securing
March 28, 2013	Surveying of the current state
4/2013	Construction-historical research - Štoncner
July 26, 2013	Construction-mycological and entomological research - soil
10/2013	Inventorying of the valuable historical elements
November 26, 2013	Condition survey of the masonry - Kloknerův ústav (Klokner Institute)
1/2014	Chimney inspection
April 4, 2014	Restoration survey_Dr.Vojta
April 29, 2014	Rescue Archaeology Research
May 22, 2014	Assessment of the foundation probes
June 18, 2014	Construction-mycological and entomological research - 1st floor, 2nd floor
7/2014	Construction-historical research - Štoncner - Southeastern wing
September 2, 2014	Surveying – Measuring of the floors
September 17, 2014	Construction-mycological and entomological research - bearing block of the beam's joggle
September 18, 2014	Construction-mycological and entomological research - windows, corridors

November 25, 2014	Engineering-geological research - Chemcomex
3/2015	Advanced construction-historical research - Veselý
April 20, 2015	Diagnostics and determining of firmness of the masonry in the foundations - Kloknerův ústav (Klokner Institute]

According to the available information the archaeological works were finished in August 2015 and the construction was handed over for further work.

During the archaeological research a furnace was discovered in the 1st underground floor (according to the information available it used to be a part of the former laundry), which was examined, documented and conserved by the archaeologists. This discovery is not a limitation for the construction and the subsequent use of the building.

Cadastral Map



Photodocumentation





