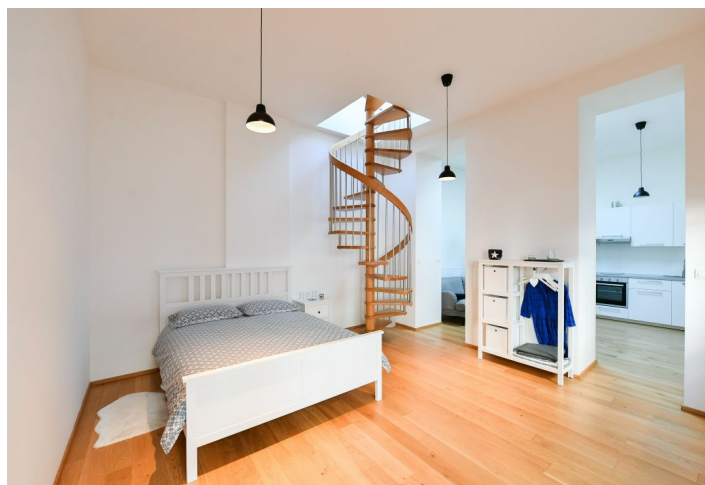
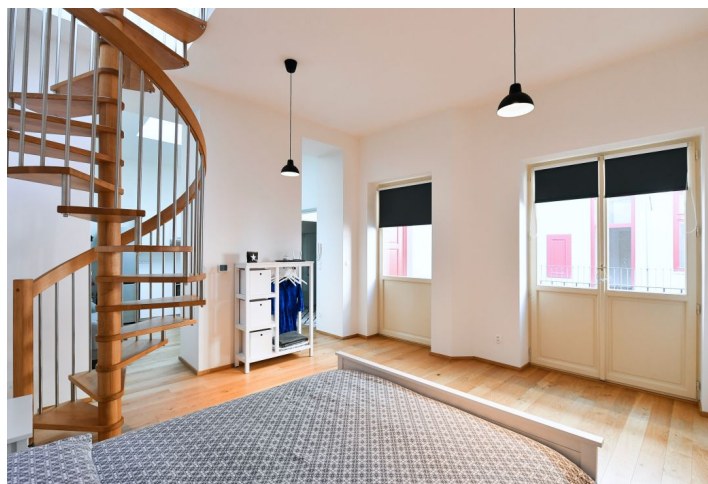
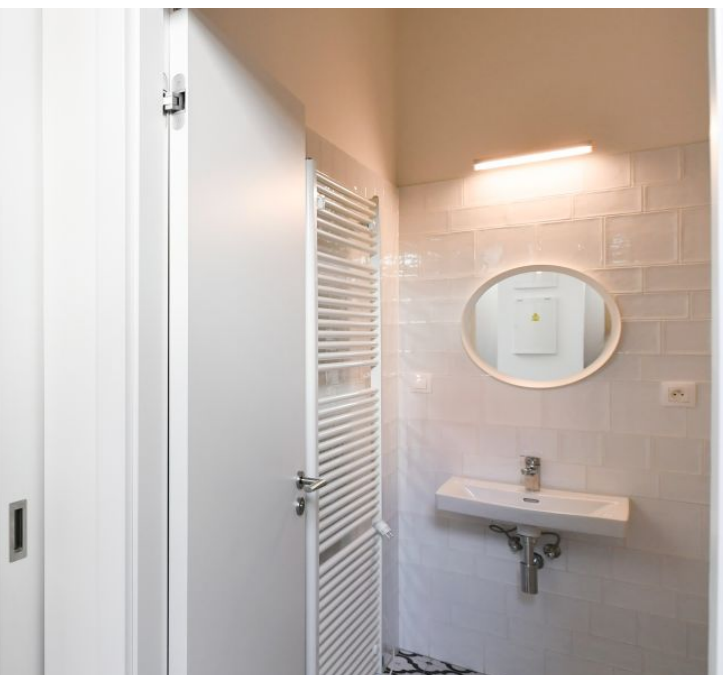
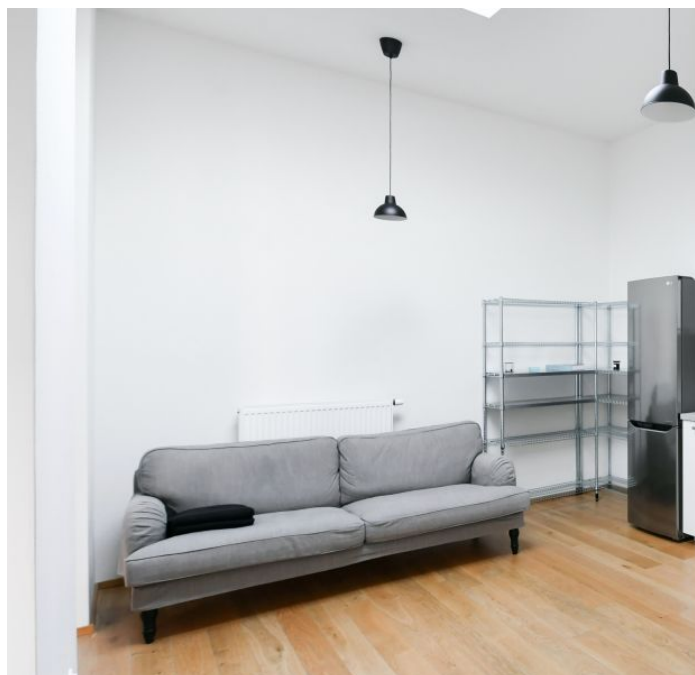




Office space

Prague 8, Karlín, Prvního pluku

€ 319 936 | CZK 8 000 000





Office space

Prague 8, Karlín, Prvního pluku

€ 319 936 | CZK 8 000 000

Available area	47 m ²
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
Reference number	104304

This airy studio with a large southwest-facing terrace, suitable as a pleasantly bright and quiet office, is located on the 1st floor of the rear section of a completely renovated historic panel house without an elevator in the popular Karlín district, in the immediate vicinity of the center and the Florenc metro transfer station, not far from the new Štvanice Bridge or the park on Vítkov Hill.

The area of the 1st floor unit in the rear section of the building consists of a kitchen, a bedroom, an entrance hall, and a bathroom with a toilet. A spiral staircase leads from the bedroom to the almost 50-meter roof terrace, and the windows and terrace face the courtyard.

The late Classicist building built according to the designs of Johann Maxmilián Heger was completely renovated in 2018 and the offered unit has been minimally used. Floors and windows are wooden, the windows can be shaded with textile blinds. The unit comes with a cellar. No elevator.

This attractive place on the border of Karlín and New Town provides everything you need at your fingertips and excellent transport accessibility. The neighborhood is full of cafes, restaurants, bistros, and shops, and the dominant feature of the district is the beautifully renovated Negrelli Viaduct. The Florenc metro transfer station and tram stop, as well as an international bus terminal, are literally a few steps away. The gradually revitalized Rohan Island with a bike path or a vast park with impressive views of the city offer opportunities to relax in the greenery.

Total area 89.9 m² (of which terrace 42.6 m²), cellar 2.5 m².

Subject to special legal conditions.

