





Retail space

19 m², Prague 3, Žižkov

€ 80 923 | CZK 2 000 000

Total area	19 m ²
Parking	-
PENB	D
Reference number	38509

This nicely maintained non-residential space is situated in the basement of an Art Nouveau apartment building, which was completely renovated last year. The building is located in the wider city center, on a street parallel to Koněvova Street, less than 5 minutes by bus from the Florenc transfer station.

The area is divided into a main room (with a preparation for a kitchen), a bathroom, and a vestibule. The main room has access to a small **English courtyard**. The space is suitable, for example, as a coaching or therapy session room.

The high-standard facilities include oak oiled parquet floors, large-format tiles in white marble and grey stone decor, brand-name sanitary ware, white coffered interior doors, and historic-style fire-proof doors. The entire space is very bright.

The boutique Art Nouveau building is located on a one-way street near the entrance to the park on Vítkov Hill, in a place with complete services and easy access to public transport. There are cafes, a supermarket, small shops and a post office in the vicinity, as well as the **Žižkov J. Cimrman Theater** and a tunnel for pedestrians and cyclists connecting Žižkov with the trendy **Karlín district**. A bus to the Florenc metro transfer station stops close to the building, and a tram stop is a 5-minute walk away.

Interior 19 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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