





Office space

Prague 8, Karlín, Křižíkova

€ 902 463 | CZK 22 900 000

Available area	224 m ²
Tenant consumption	—
Parking	1 210 000 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104457

This non-residential space with the possibility of variable use, for example as a showroom or an office, is located on the 1st floor of the modern Karolina Plaza multi-functional building in close proximity to the Křižíkova metro station, in the middle of the lively Karlín district adjacent to the center of the metropolis. Up to 2 garage spaces can be added to the unit.

The space consists of a main open room (more than 200 m²), 3 separate toilets, and a cleaning room. The space includes a **warehouse** (20.8 m²), and you can purchase up to **2 parking spaces** in a garage with a **camera system** and a **car wash**. Parking spaces in the underground floors offer comfortable **parking right in the city center**.

The space is in a **shell & core** condition, and has separate water and electricity connections, an **air-conditioning unit**, a heat source, and a **preparation for air-conditioning**. The new owner can complete the interior wiring, layout, and equipment according to their own ideas and the planned purpose of use. The offer also includes a **valid building permit** (modification of the building before completion). The entrance to the offered space is from a **passable courtyard**, which connects the busy **Křižíková** and **Sokolovská** streets.

The multifunctional set of buildings offers business premises with businesses, offices, and apartments. There is a **metro station** and a **tram stop** in the immediate vicinity, the **international Florenc bus terminal** and the **Prague-Hlavní nádraží railway junction** are within quick reach, and you can quickly connect to the main road by car. On the first floor of the building there is a **passageway** to the commercial spaces (wellness and spa, fitness, restaurant, beauty salon, cafes, supermarket, etc.), and the second floor is used for offices and from the third floor up residential housing.

Total area 224 m², warehouse 20.8 m².

The offer price of the property is stated without VAT and its sale is subject to this tax.



