



## Retail space

224 m<sup>2</sup>, Prague 8, Karlín, Křižíkova

€ 906 751 | CZK 22 900 000



**Retail space**224 m<sup>2</sup>, Prague 8, Karlín, Křižíkova**€ 906 751 | CZK 22 900 000**

Total area	224 m <sup>2</sup>
Parking	1 210 000 CZK
PENB	G
Reference number	104763

**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 m<sup>2</sup>), 3 separate toilets, and a cleaning room. The space includes a warehouse (20.8 m<sup>2</sup>), 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 m<sup>2</sup>, warehouse 20.8 m<sup>2</sup>.

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



