



Office space

€ 315 935 | CZK 7 990 000

Praha 4, Modřany, Československého exilu





Available area	51 m ²
Tenant consumption	—
Parking	Possibility to purchase a garage parking space
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	105544

This industrial loft with versatile usage, a private entrance, and a garden is located on the 1st floor of the unique Vanguard Prague project. The south-facing loft can be used as a commercial or office space, or as an apartment.

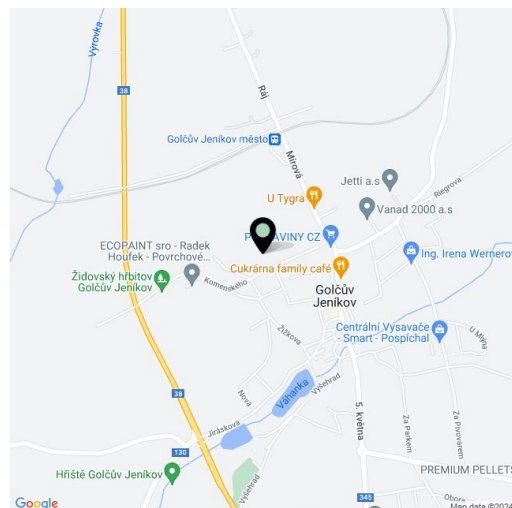
The space with a **ceiling height of up to 372 cm, extendable to 400 cm**, is an open **shell & core** area. This provides the opportunity to finish it according to the buyer's **tastes and needs**, not only in terms of the final surfaces but also layouts. The ceiling height allows for the comfortable construction of a **mezzanine gallery**, increasing the total usable area by an **additional 25 m²**. Once completed, you can approve the loft as an apartment. The buyer may take advantage of the pre-emptive right to a garage space for CZK 399,000.

Originally an industrial building, it is being transformed into modern residential housing under the guidance of architect **Ing. Petr Drexler**. The high-standard completion of the building includes a glass facade, security fire entrance doors and videophones, glass partitions with fire resistance, brick acoustic double partitions between units, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. You have access to an entrance lobby with a reception and **concierge service**, a pool in the form of an aquarium, a **wellness/spa zone**, **fitness** and cardio areas, a meeting room, and a laundry room.

The location is near the **golf area in Hodkovičky** and popular fitness trails along the river, within easy reach of all necessities. The entire area has undergone a significant transformation in recent years from an industrial suburb to a **modern district with landscaped greenery** and full infrastructure, located close to the city center. The center is accessible by car via a direct waterfront route, which takes about 10 minutes outside peak hours. The tram or bike route along a **pleasant bike path** away from the roads is also convenient. It is only a few minutes to a kindergarten and elementary school, the Austrian High School, the Classical Grammar School of Modřany, the Prague British International School, supermarkets, and other shops. Right next to the building is a car showroom and a gas station, and within walking distance a private medical center, a **café**, and **many sports facilities**, including a nine-hole golf course.

Floor area 50.6 m², private garden 24.5 m².

Sale through the assignment of a future contract.

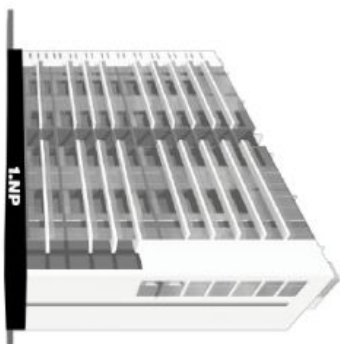
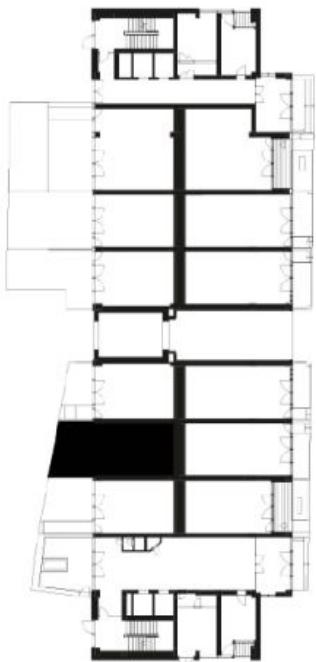
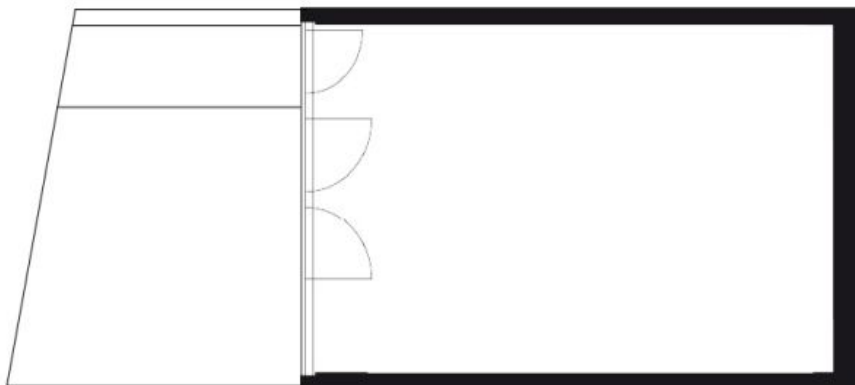


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€ 315 935 | CZK 7 990 000**Loft 102 - Shell&Core**
1.NP

Světla výška jednotky - mezi žebro	4,12 m
Světla výška jednotky - pod žebro	3,72 m
Podlahová plocha	50,6 m ²
Předzahrádka	24,5 m ²
Celková plocha	75,1 m ²
Orientace	J

Pozice v rámci budovy**Pozice v rámci podlaží****Stav při předání: Shell&Core**

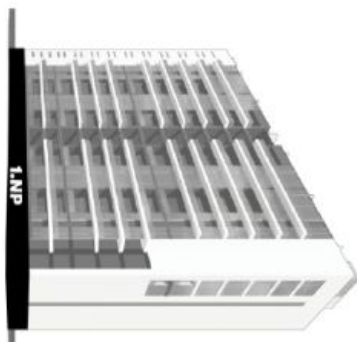


Loft 102 - CUBE
1.NP

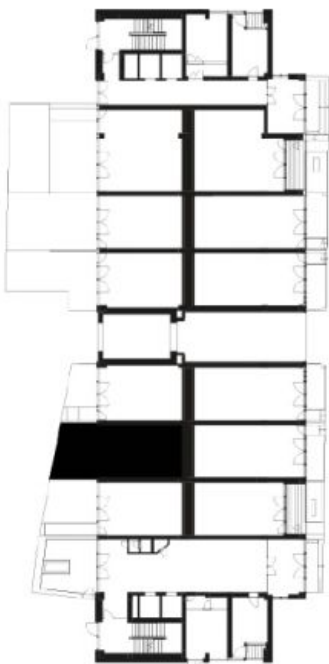
Světla výška jednotky - mezi žebro
Světla výška jednotky - pod žebro
Podlahová plocha
Privátní zahrada
Orientace

4,12 m
3,72 m
50 m²
24,49 m²
J

Pozice v rámci budovy



Pozice v rámci podlaží



Stav při předání: FIT OUT

