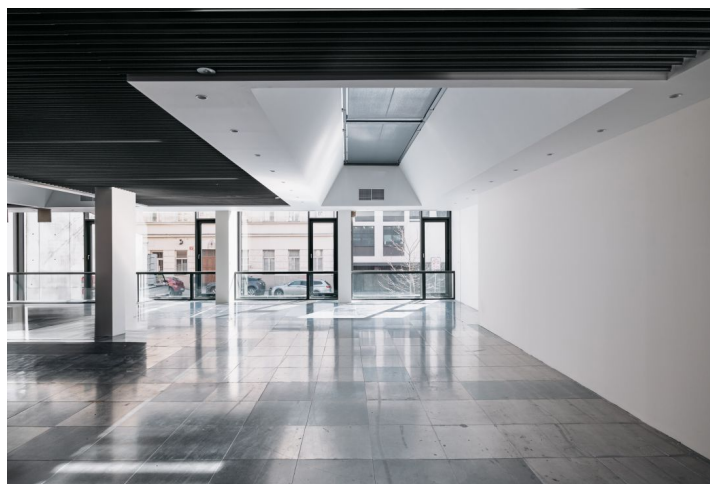
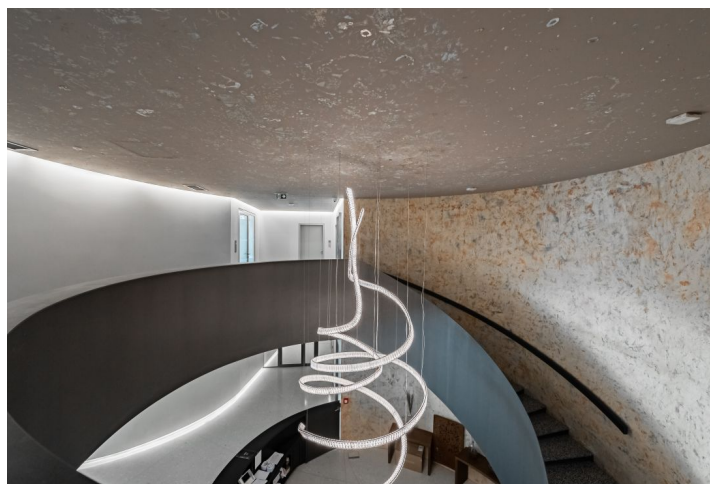


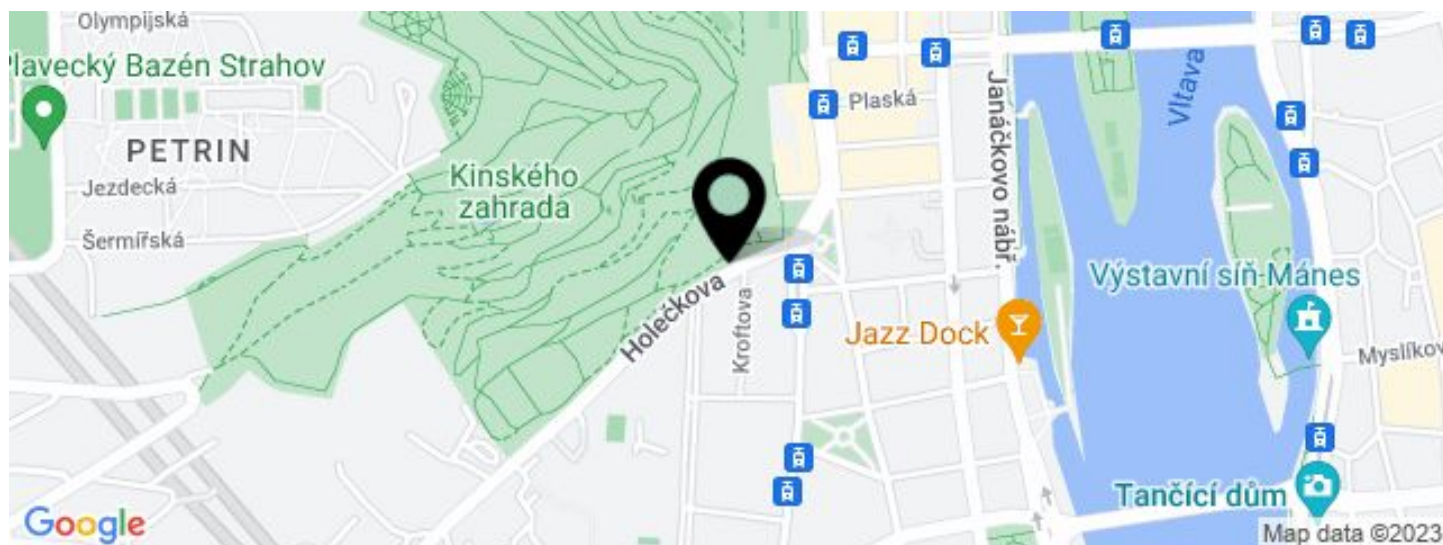


# Office building

459 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

€ 16.50 - 18.50 / m<sup>2</sup> | CZK 414 - 465 / m<sup>2</sup>



**Office building****€ 16.50 - 18.50 / m<sup>2</sup> | CZK 414 - 465 / m<sup>2</sup>**459 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 1st floor	345 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 200 / pp / month	€ 16.50 / m <sup>2</sup>
Office space, 1st floor	114 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 200 / pp / month	€ 18.50 / m <sup>2</sup>

**Office building**459 m<sup>2</sup>, Prague 5, Smíchov, Holečkova**€ 16.50 - 18.50 / m<sup>2</sup> | CZK 414 - 465 / m<sup>2</sup>**

Service price	150 CZK monthly per m <sup>2</sup>
Total building area	5 364 m <sup>2</sup>
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	17184

**Development of a mixed-use building designed by the renowned DaM architectural studio located in the sought after area of Hřebenky, Prague 5. The unique atmosphere of this area is due to the fact that it is close to the historical city center, as well as the area's topography. The project is located on the southern slope of Petřín Hill, providing a variety of stunning architectural views of the surrounding 1920s and 1930s villas, while the upper floors boast unobstructed views of the city.**

The project location is also exceptional for its accessibility both by car and public transport, and in particular for its setting in a large lush area near Kinsky Garden. Another advantage is the walking distance to the Nový Smíchov/Anděl shopping and entertainment center. The project offers three underground and five aboveground floors of almost 2000 sq. m of commercial space, 30 apartments, 74 parking spaces, a swimming pool, spa, sauna and an abundance of separate storage spaces. The project includes a large 2000 sq. m landscaped garden and a generous lobby with reception.

**Location:**

The location of the project is also exceptional due to its accessibility by car and public transport and above all its setting in a large garden near the park - Kinský Garden. The advantage is also the walking distance to the shopping and entertainment centre Nový Smíchov.

**Features and Services:**

Reception  
 Parking  
 Swimming pool, wellness, sauna  
 Storage rooms  
 Garden  
 Lobby  
 18 parking spaces  
 Fitness

Rental and service charges listed without VAT. Lessee pays no commission.

