



Office space

Prague 10, Vršovice, Donská

Sold





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Available area	1 716 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	21525

The multifunctional Donska 9&11 project is located in close proximity of Naměstí Míru square - on the border **between the prominent districts of Vinohrady and Vršovice**, in a quiet neighborhood adjacent to Havlíčkovy sady park.

The subject of the sale is the company that owns office premises in SVJ (Unity of Owners), which represents **1716 sq. m. of net usable area** designated for **non residential purposes** - administration and services, and **11 parking spaces in underground garages** (509 sq. m. in the underground floor).

Currently rented 1239 sq.m. to 9 subjects. There is 477 sq. m. vacant and another 425 sq. m. will be vacant at the end of November 2016.

PROPERTY DESCRIPTION

The facility was built in 1996 as a **combination of mostly new construction** and also a rehabilitation of what was originally two apartment complexes located on the property. Both structures were functionally interconnected to create a multipurpose complex containing residential and commercial space.

The two buildings include six floors of usable space and a basement with an underground garage and technical equipment. The entrance consists of an atrium with night reception. The commercial premises are equipped with elevators, air-conditioning, central heating, etc. Security of the complex ensured by a 24/7 security agency.

LOCATION

The area of Vinohrady / Vršovice is a fast growing locality, due among other things to Krymska Street's popular comparison to Montmartre in Paris and Berlin's Kreuzberg neighborhood. Convenient public transportation - multiple tram lines and the Namesti Miru metro station (line A) nearby; the location is easily accessible by car.

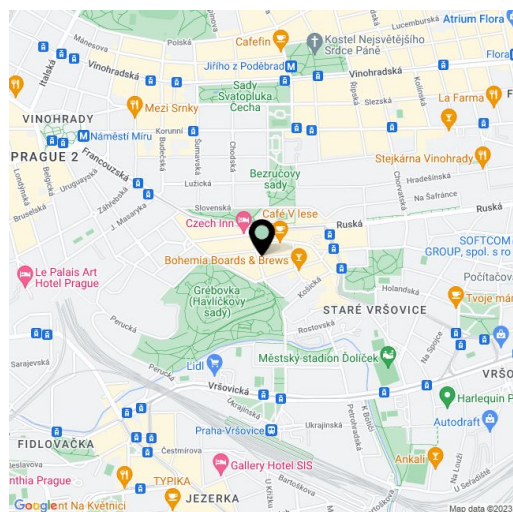
INVESTMENT CONSIDERATION

The property is possible in the future to easily convert for residential purposes, not only because the original premises were built specifically for housing purposes, but the site itself is destined for housing and the number of inside parking spaces supports this conversion.

The premises are suitable as a headquarters, thanks to the popular location also as a co-working center.

Commercial space in Donská 9&11 acquired through the acquisition of 100% share capital in Admant Ltd.

More detailed information will be provided on the basis of the Non-disclosure Agreement.



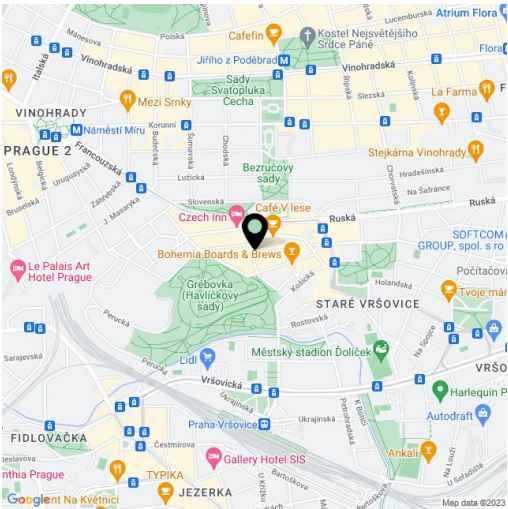


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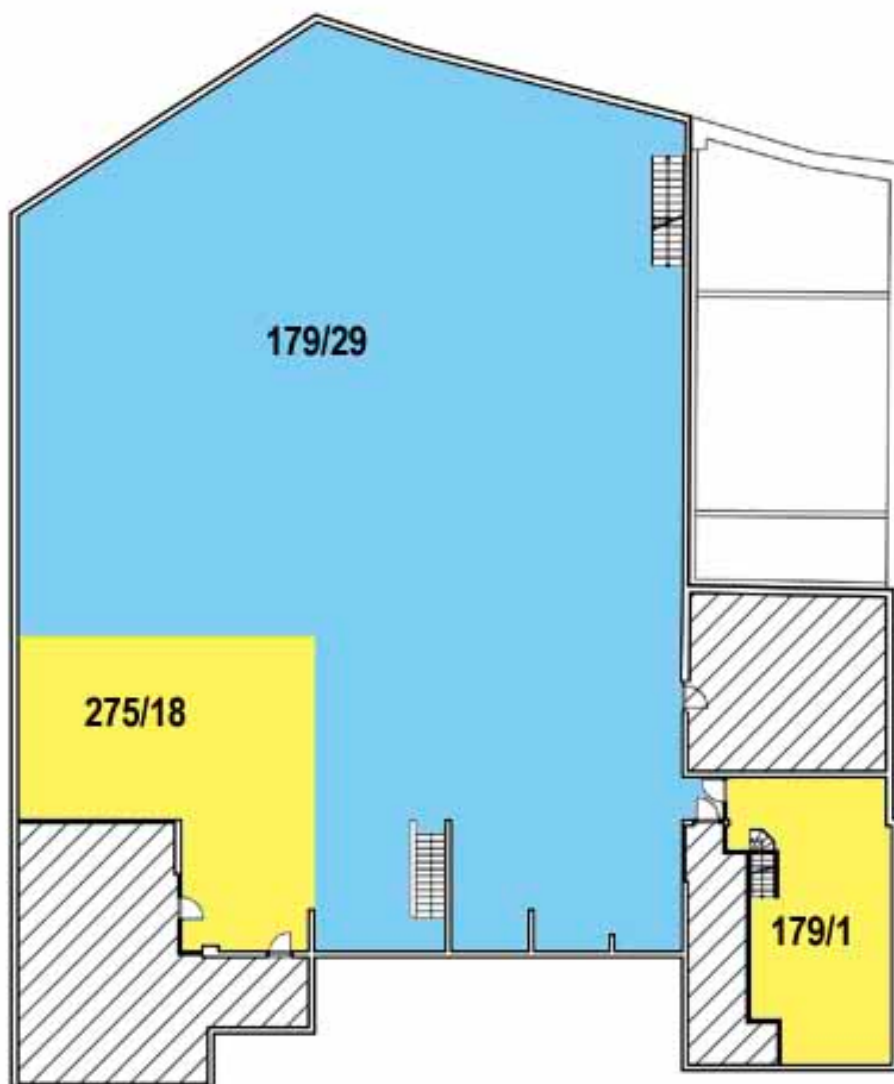




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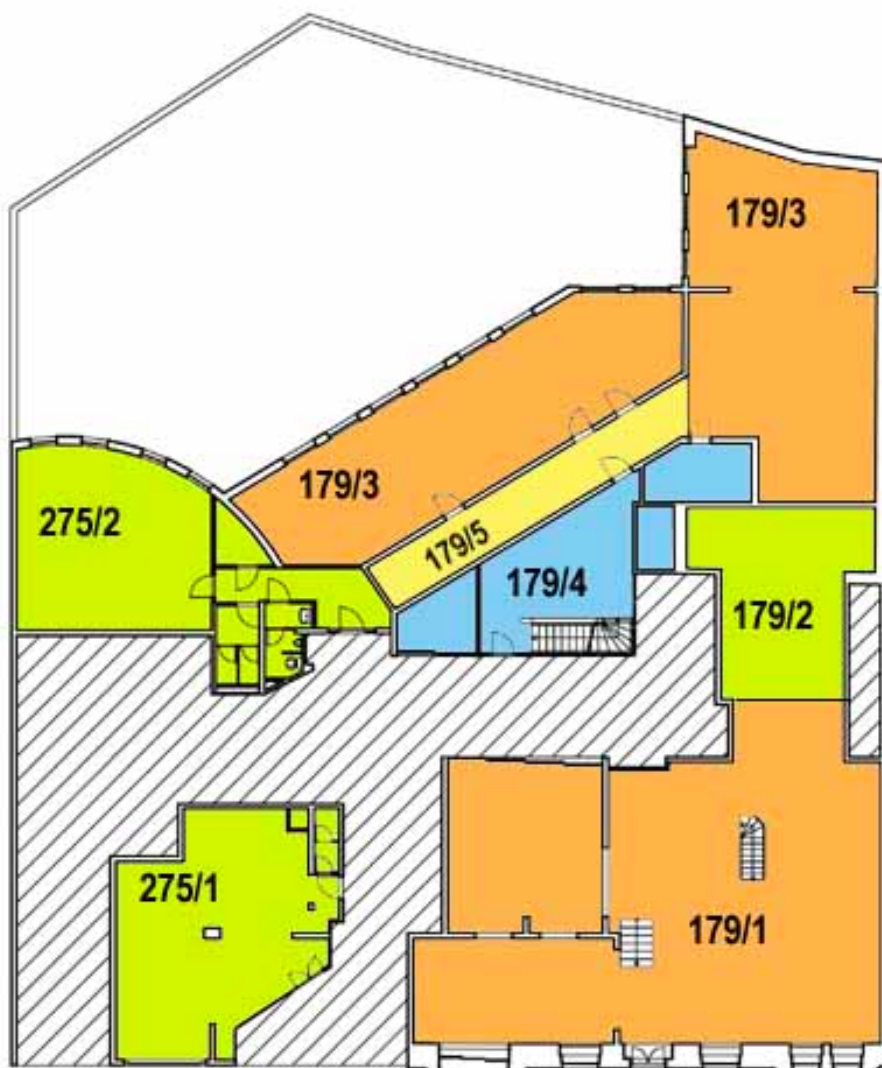
Sold



1.PP Donská 9 a 11

**Office space**

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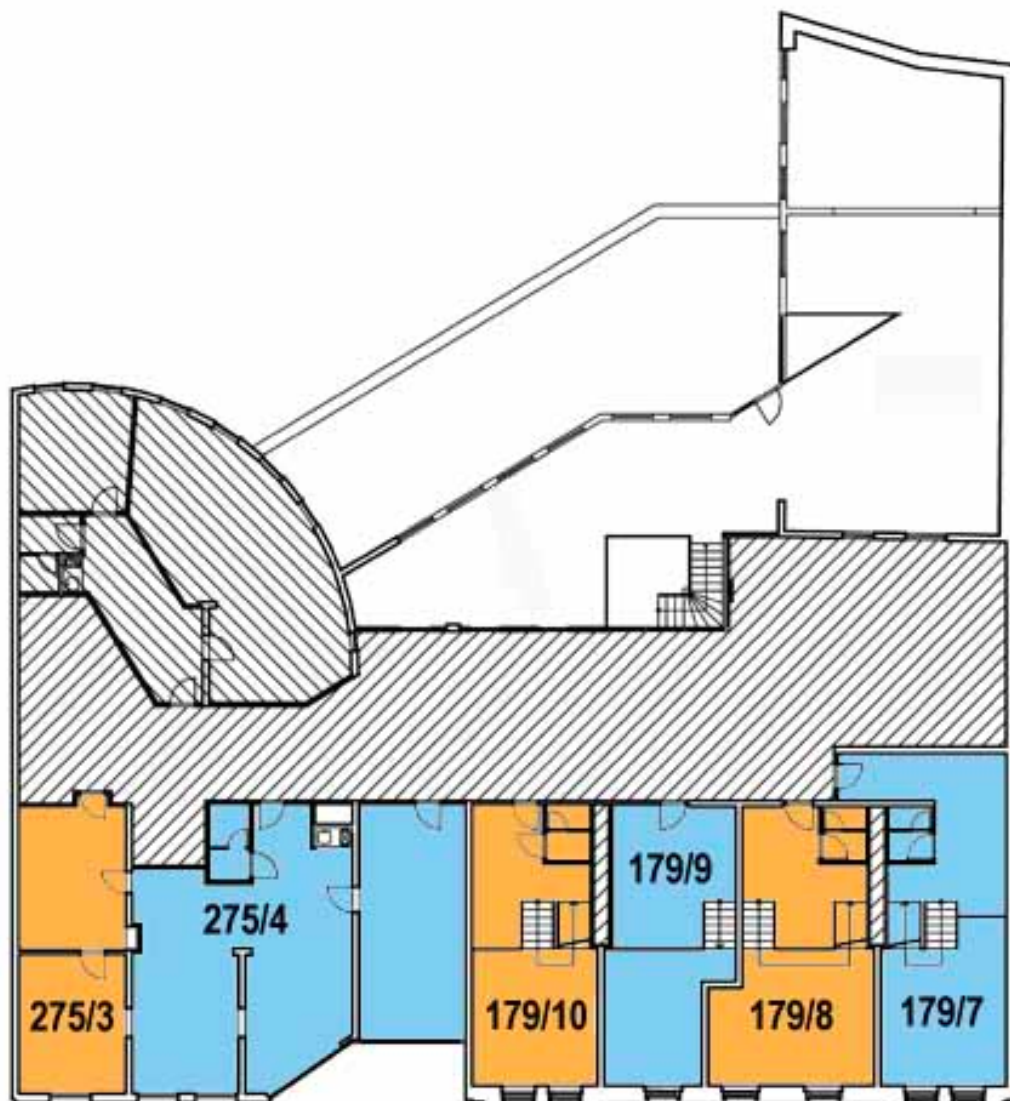
Sold**1.NP Donská 9 a 11**



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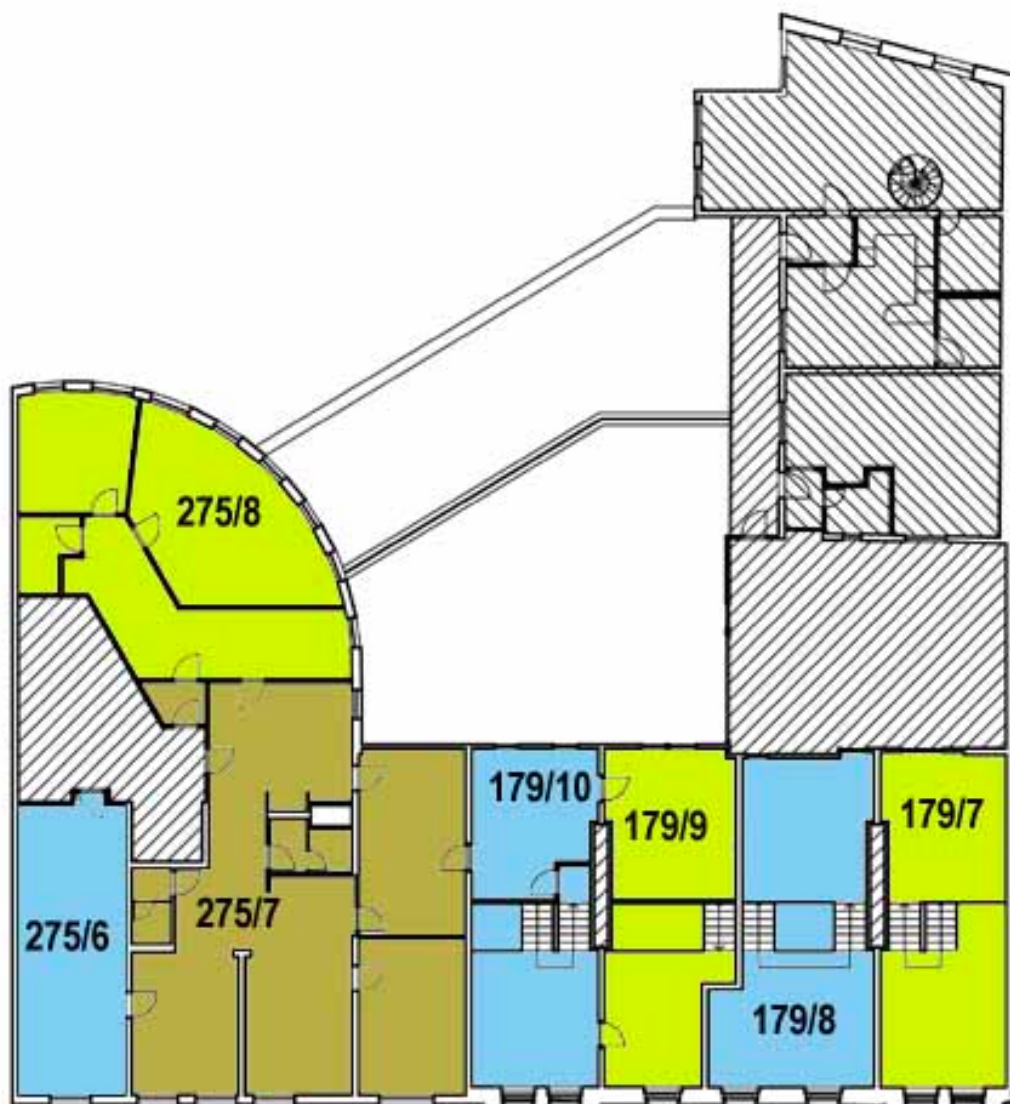
MEZIPATRO Donská 9 a 11



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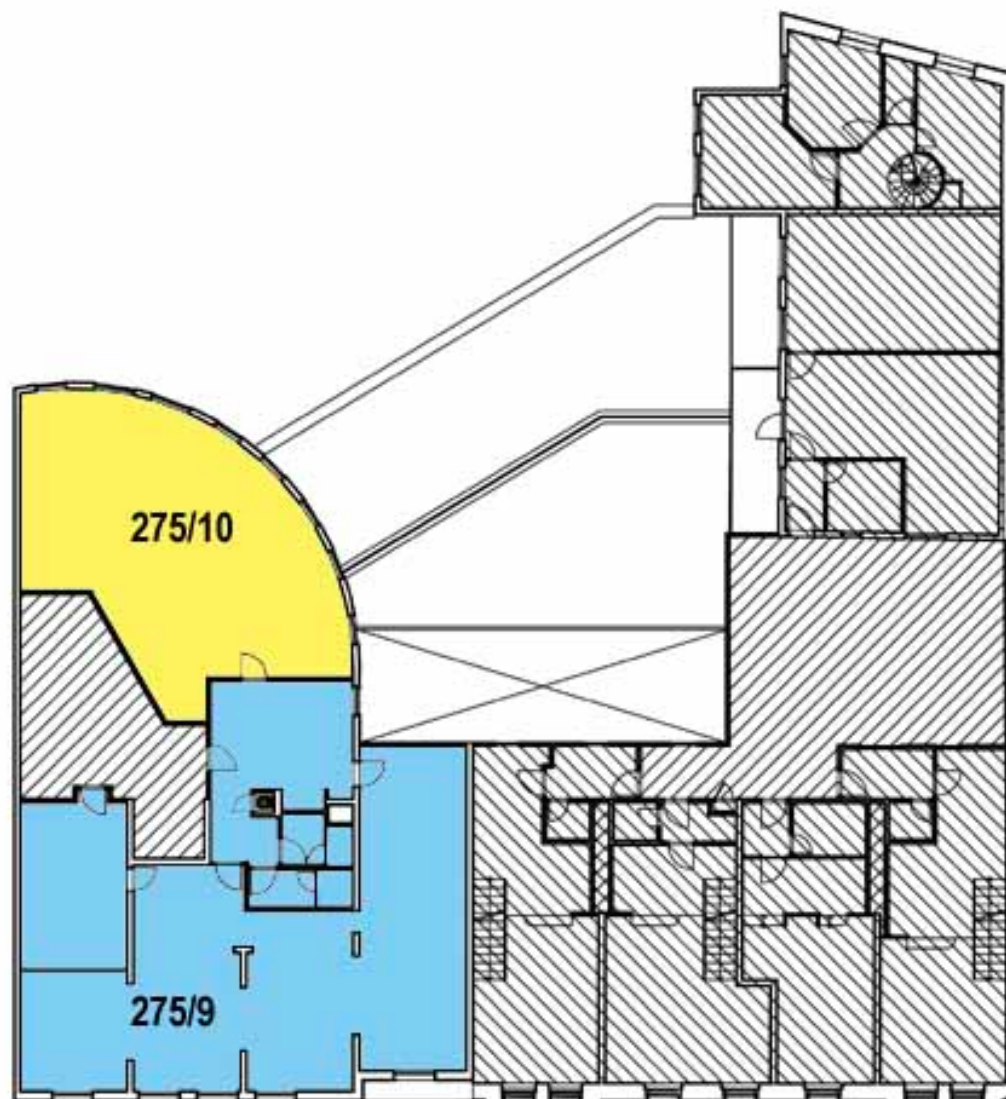
2.NP Donská 9 a 11



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3.NP Donská 9 a 11