



## Retail space

141 m<sup>2</sup>, Prague 5, Smíchov, Malátova

**Sold**





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Total area	141 m <sup>2</sup>
Parking	Yes
PENB	C
Reference number	22053

Commercial premises of 141.23 m<sup>2</sup> with street-facing shop windows, situated on the ground floor and basement of a Neo-Baroque palace at a prestigious address in Prague. Malátova 7 is a first class project set in a classical apartment building after complete reconstruction, situated on the border of Smíchov and Malá Strana, just a few steps from the zahrada Kinských garden and Janáčkovo nábřeží waterfront. The corner structure with its distinctive Neo-Baroque façade and an impressive lobby offers attractive common areas, lift and an automatic parking system.

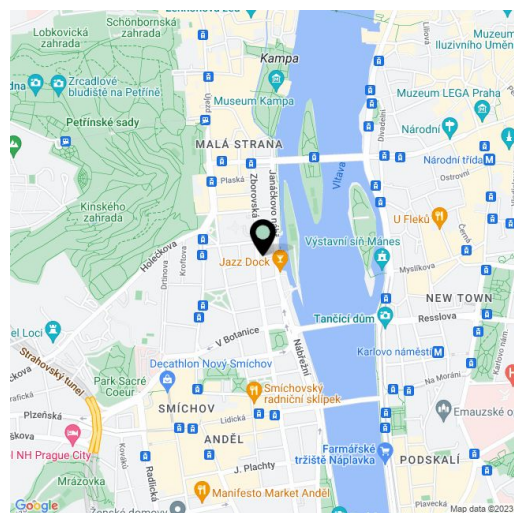
Architecture is characterized by a sophisticated combination of modern design with original features and high standard of technology. Completion is scheduled for Q4 2017.

The ground floor offers an open plan layout with two entrances and five large windows oriented to Zborovská and Malátova streets, a kitchen, and a toilet. In the basement you can find a storage area. The unit will be offered in a state of **shell and core**, ie. before completing the final surfaces and installing fixtures and appliances (flooring, tiles, kitchens, etc.). In the courtyard and in the basement of the building will be placed an **automatic parking system** for 13 cars, including MPVs and SUVs; there will also be cellars in the common premises of the house.

Traditional residential area on the border of Smíchov and Malá Strana, only steps from Janáčkovo nábřeží waterfront and Petřinské sady park. New residents will benefit from the proximity of Kampa, Petřín, the National Theater, and the Anděl shopping, entertainment and business center. The neighborhood is characterized by a large selection of services and offers rich possibilities for social and sports activities. **Excellent accessibility by car** (connection to the Prague ring road) and public transport (two minutes' walk from Arbesovo náměstí tram stop).

Interior of 141.23 m<sup>2</sup>.

For more information, please visit the website of the project [Malátova 7](#).





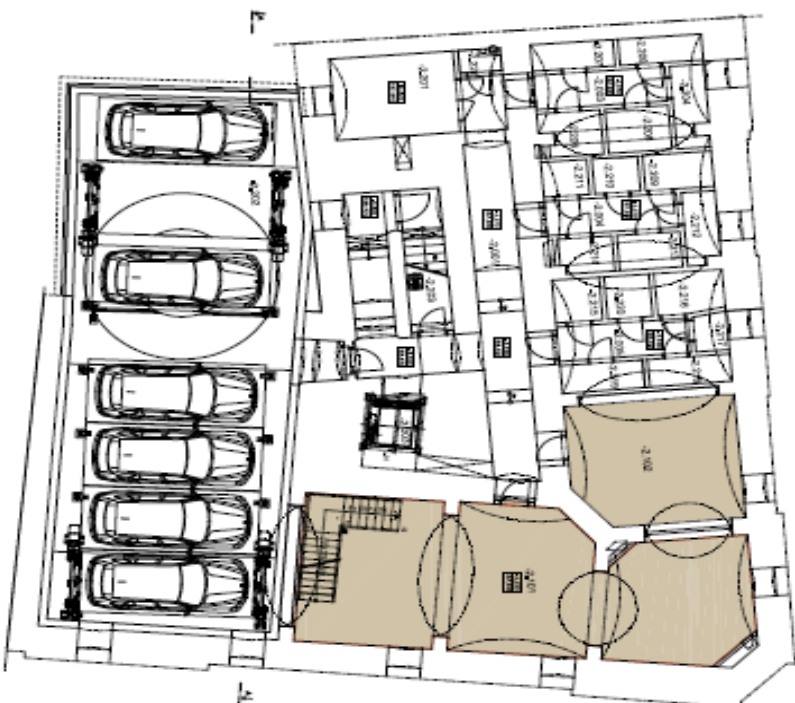
# malátova 7



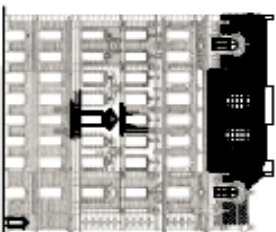
**2. PP**  
**KOMERČNÍ**  
**PLOCHA**  
**141,23 M<sup>2</sup>**

Komerční plocha

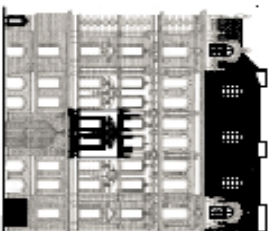
80,08 m<sup>2</sup>



Pohled Východní  
Zbořovská



Pohled Severní  
Malátova



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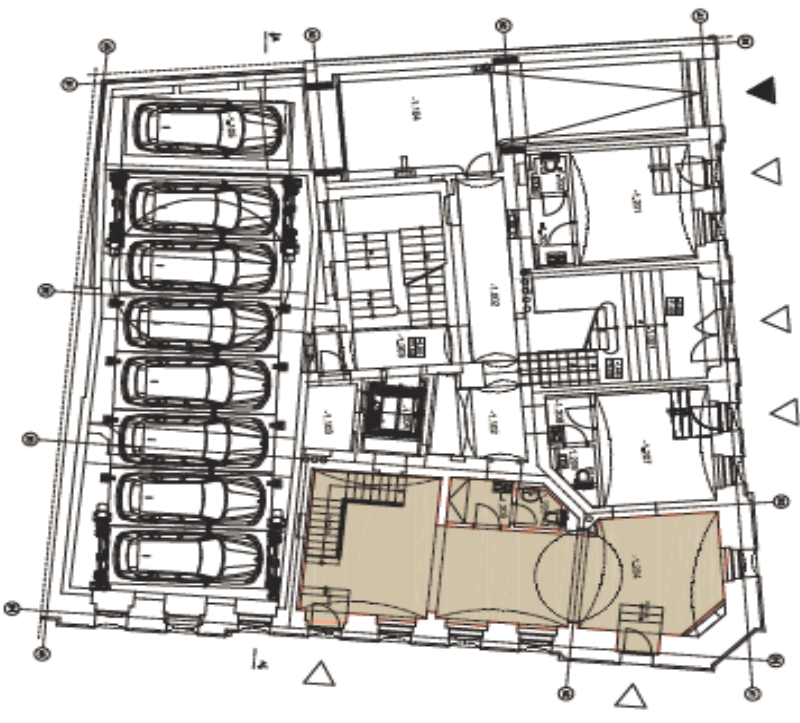
# malátova 7



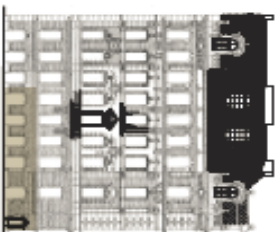
**1. PP**  
**KOMERČNÍ**  
**PLOCHA**  
**141,23 M<sup>2</sup>**

Komerční plocha

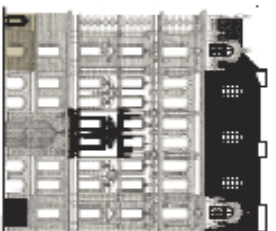
61,15 m<sup>2</sup>



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