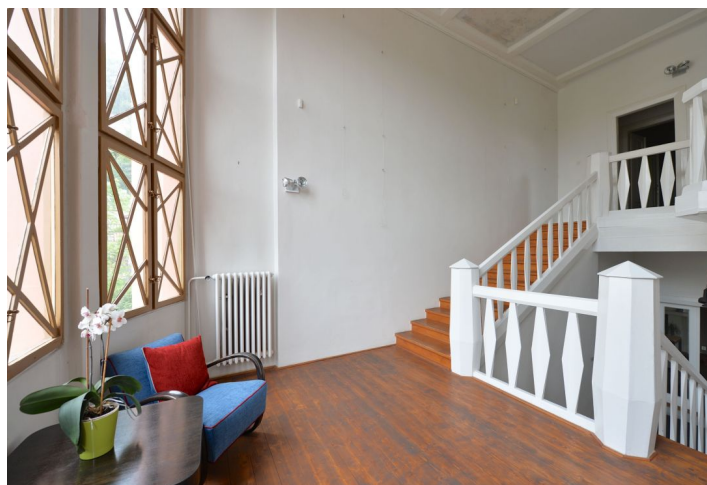




## Office building

Prague 2, Nové Město, Rašínovo nábřeží

Rented



**Office building**

Prague 2, Nové Město, Rašínovo nábřeží

**Rented**

Service price	25 CZK monthly per m <sup>2</sup>
Total building area	700 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	22628

Villa Vyšehrad 71, a true masterpiece of Czech Cubist architecture, designed by architect Josef Chochol, offers office premises for lease in a popular part of Prague 2 – New Town.

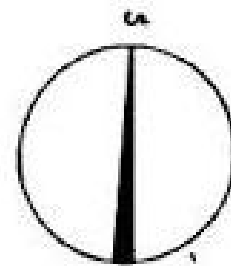
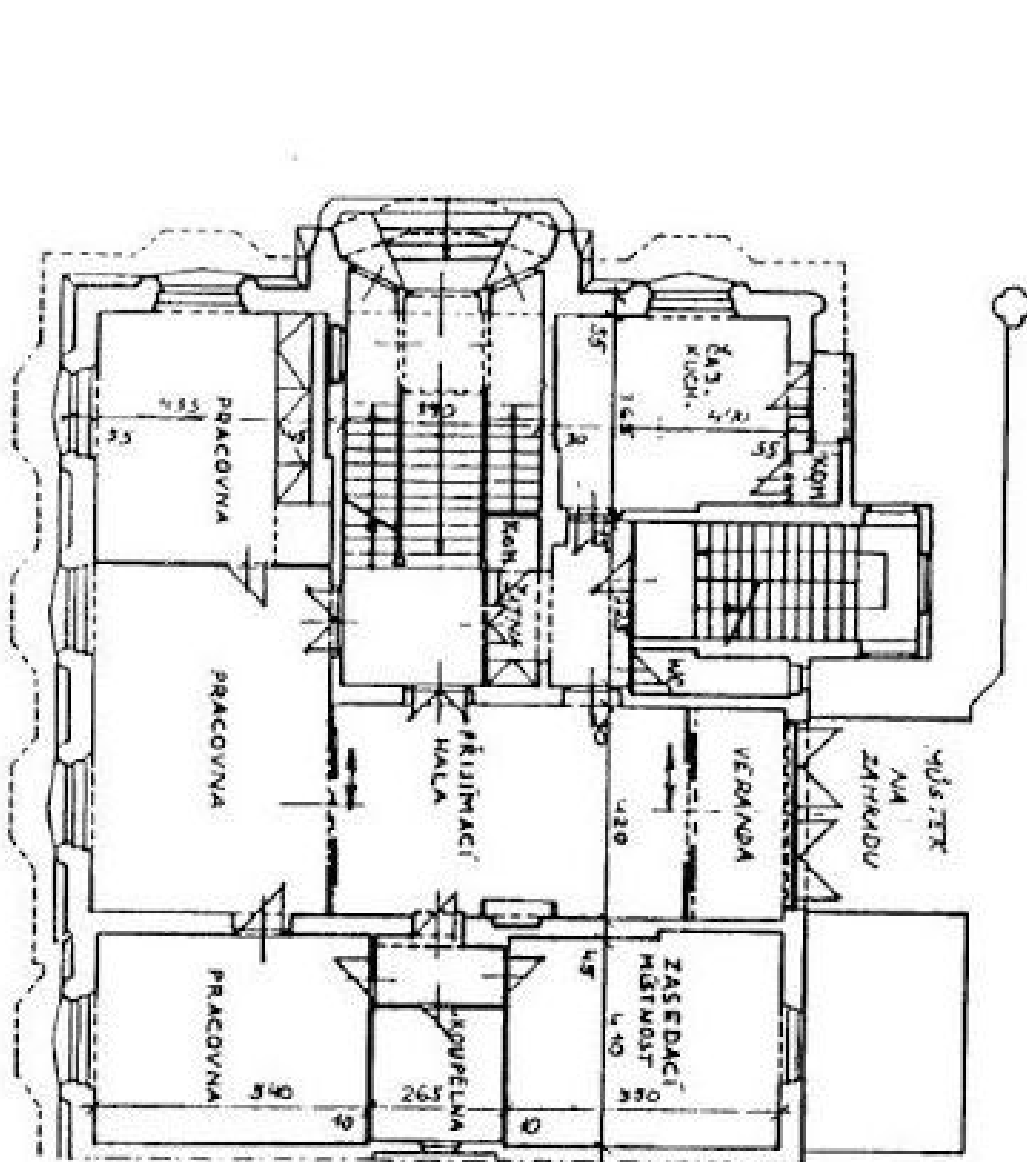
**Location:**

The villa is located on the Vltava riverbank directly under Vyšehrad, with beautiful views of the river. The villa is situated in an exclusive neighborhood of several other Cubist villas, making it part of a group of unique historic buildings without parallel in the world of architecture and design. Excellent accessibility by car and public transport – tram and bus stops nearby, Karlovo náměstí (line B) and Vyšehrad (line C) metro stations about 10 minutes on foot.

**Features and Services:**

- 3 floors of office space
- Kitchenette and toilets on each floor
- Balconies on the 1st floor
- Entrance to the garden
- Lounge with fireplace
- Parking in the garage and in front of the building

Rental price **CZK 267/m<sup>2</sup>/month**. Rental and service charges listed without VAT. Lessee pays no commission.



*svoboda&williams*



*1. patro*

