

**Office building**

Prague 4, Krč, Milevská

Rented

| | |
|-------------------------|------------------------------------|
| Service price | 110 CZK monthly per m ² |
| Total building area | 22 000 m ² |
| Tenant consumption | — |
| Parking | 110 EUR |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | A |
| Reference number | 24537 |

This low-energy complex, which consists of five buildings resembling rounded triangles, was designed by the Czech DaM architectural studio. Its curved shape provides an interesting and changeable appearance—a clear height of up to 3.3 meters lets in up to 1.5 times more daylight. The residential rooftop garden, which is characterized as another full-fledged fifth facade of the building, accessible to all tenants, is an ideal place for rest and relaxation and also provides beautiful views of the historic part of Prague. Patented Japanese technology removes smog and other air pollutants from the building. The building has LEED Platinum level certification.

Location:

Great accessibility by car and public transport—the building is next to the Pankrác metro station (line C) and bus stops. Easy connection to the City Ring Road and the D1 highway. Excellent civic amenities in the area: restaurants and cafes, banks, fitness centers, and the Arkády Pankrác shopping center.

Features and services:

- LEED Platinum certification
- Central reception
- 24/7 security service
- Access via magnetic cards
- Elevators
- Air-conditioning
- Openable windows
- Outdoor blinds
- Lowered ceilings
- Double floors
- Bicycle parking
- Changing rooms and showers
- Parking in underground garages

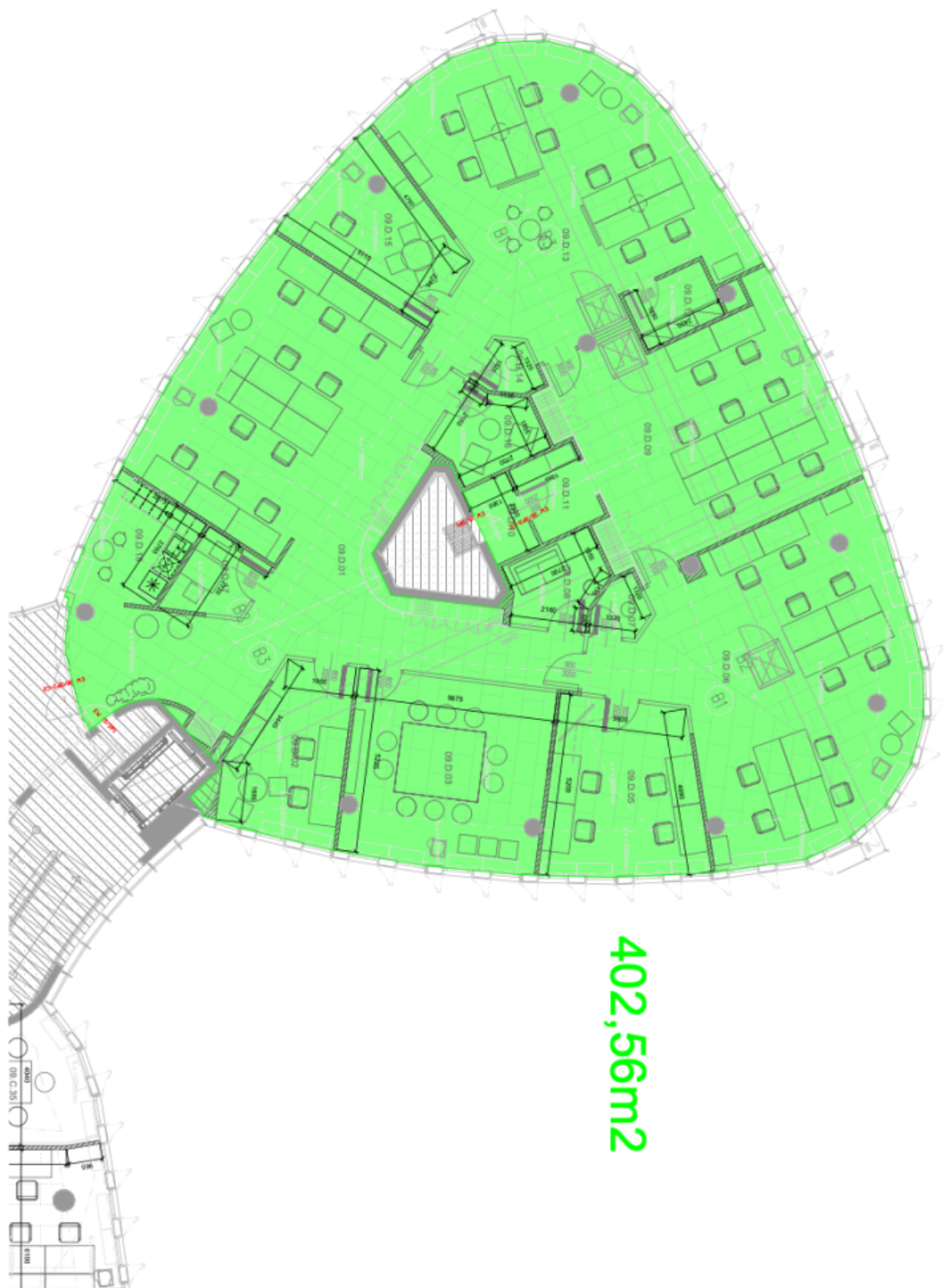
Rental and service charges listed without VAT. Lessee pays no commission.



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402,56m²