



## Retail space

95 m<sup>2</sup>, Prague 1, Josefov, Elišky Krásnohorské

Ask for price





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Total area	95 m <sup>2</sup>
Parking	-
PENB	G
Reference number	26645

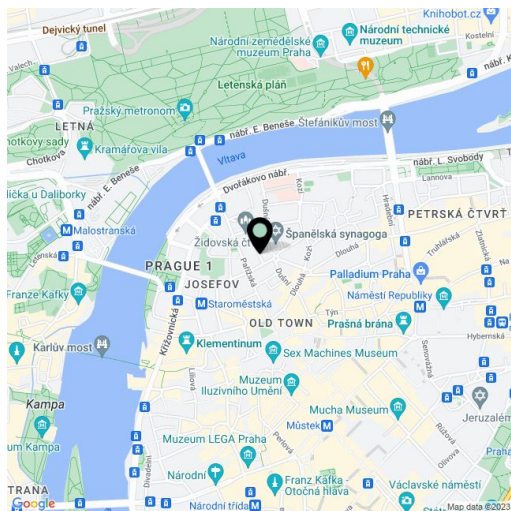
Commercial space in the Celinka residence, situated a short walk from Pařížská Street and close to the popular Spanish Synagogue and the InterContinental Hotel. The two-story unit with large shop windows and an entrance directly from the street is ideal for selling art or luxury goods: designer clothing, jewelry, watches, or Champagne & quality wines.

The commercial unit consists of a **two-story sales area**. The ground floor is accessible from the street, the lower level through the staircase leading from the sale area. On the lower floor there is another retail space with an adjacent **storeroom, WC (toilet & wash basin), and an area prepared for a kitchen**. There is a WC located on the ground floor as well.

The space is offered in the state of **white walls**, prepared for finishing of surfaces such as floors, tiles and other fixtures. The sensitive reconstruction of the **early Functionalist house** (led by architect Barbora Škorpilová) retained the original elements that can be seen on the shop windows and the entrance doors. The architect is ready to help with the completion of the offered unit.

The business unit offers immense potential thanks to the **unique location** as well as the **impressive interior**: a few meters from Pařížská Street and the InterContinental Hotel and within easy reach of all tourist destinations as **Prague's Jewish quarter**. The shop could house a boutique, joining the fashion designers on Dlouhá třída and in the nearby surroundings (Timoure et Group, Klára Nademlýnská, Beatta Rajská or Natali Ruden). It can also offer goods to those who are looking for a luxurious souvenir or a valuable memory from Prague. The unit does not have air-conditioning and is not suitable for gastronomic services.

Total area, 94,8 m<sup>2</sup>.





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