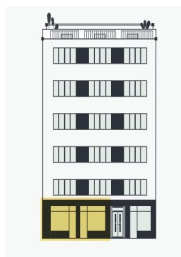
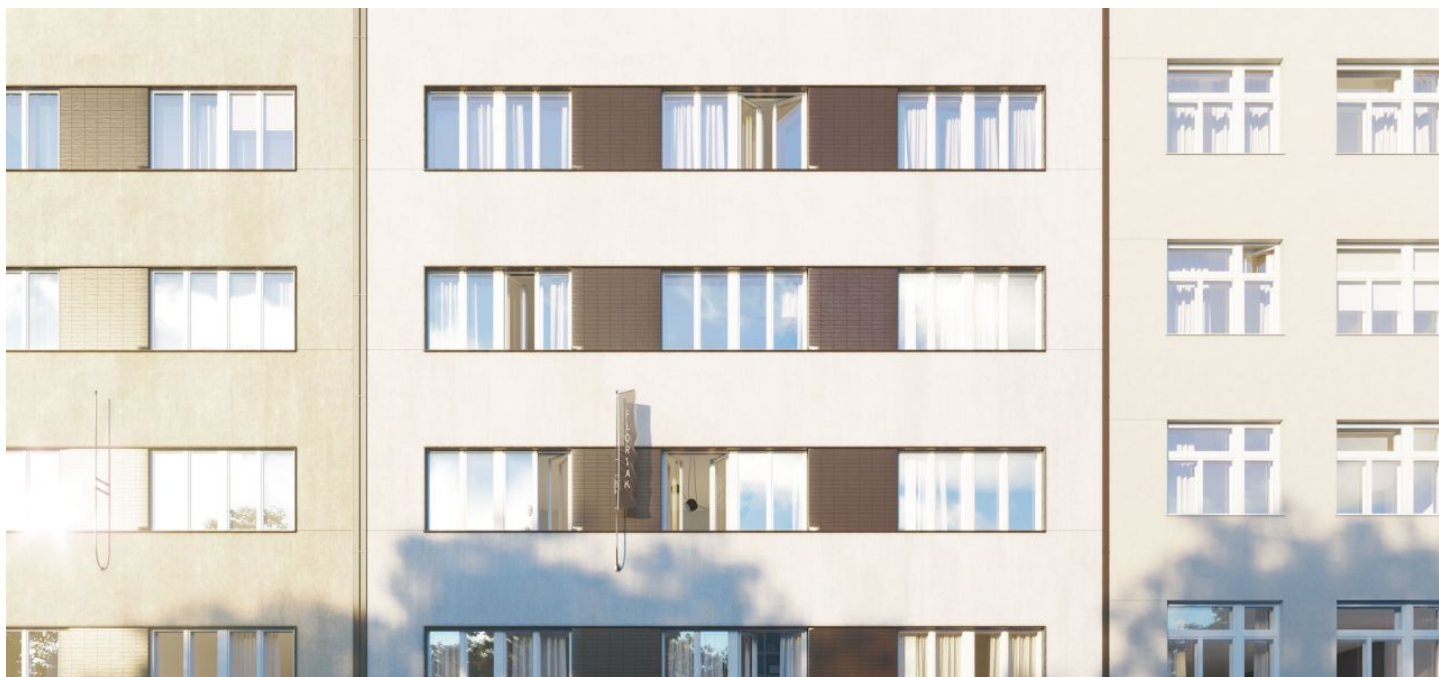




Retail space

111 m², Praha 3, Vinohrady, Vinohradská

Sold





Retail space

Sold111 m², Praha 3, Vinohrady, Vinohradská

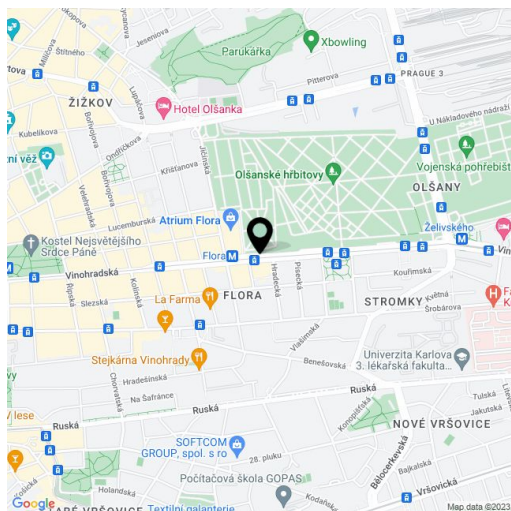
Total area	111 m ²
Parking	-
PENB	G
Reference number	28928

Sale of retail space with direct access from Vinohrady Street, just across from a metro station, tram stop and the Atrium Flora shopping center. The unit is located in the [Florian Residence](#), a late Functionalist house with a repaired facade, new advertising windows and mosaic tiling.

The object of the sale is retail space on the ground floor (110.82 m²) and office/warehouse on the first underground floor (48.36 m²). Part of the street-level unit will have **new safety-glass windows** and a separate entrance. The rooms on the lower floor have smaller windows facing street and are therefore used as an office. Space is offered in its **original state**, and the layout can be adjusted according to specific needs.

The building is located in a residential area full of daily foot traffic. The use of the non-residential space is **suitable for the sale of goods or for the operation of a café, wine bar or bistro**.

1.1: Usable area 159.18 m² (net floor area 146.67 m²).

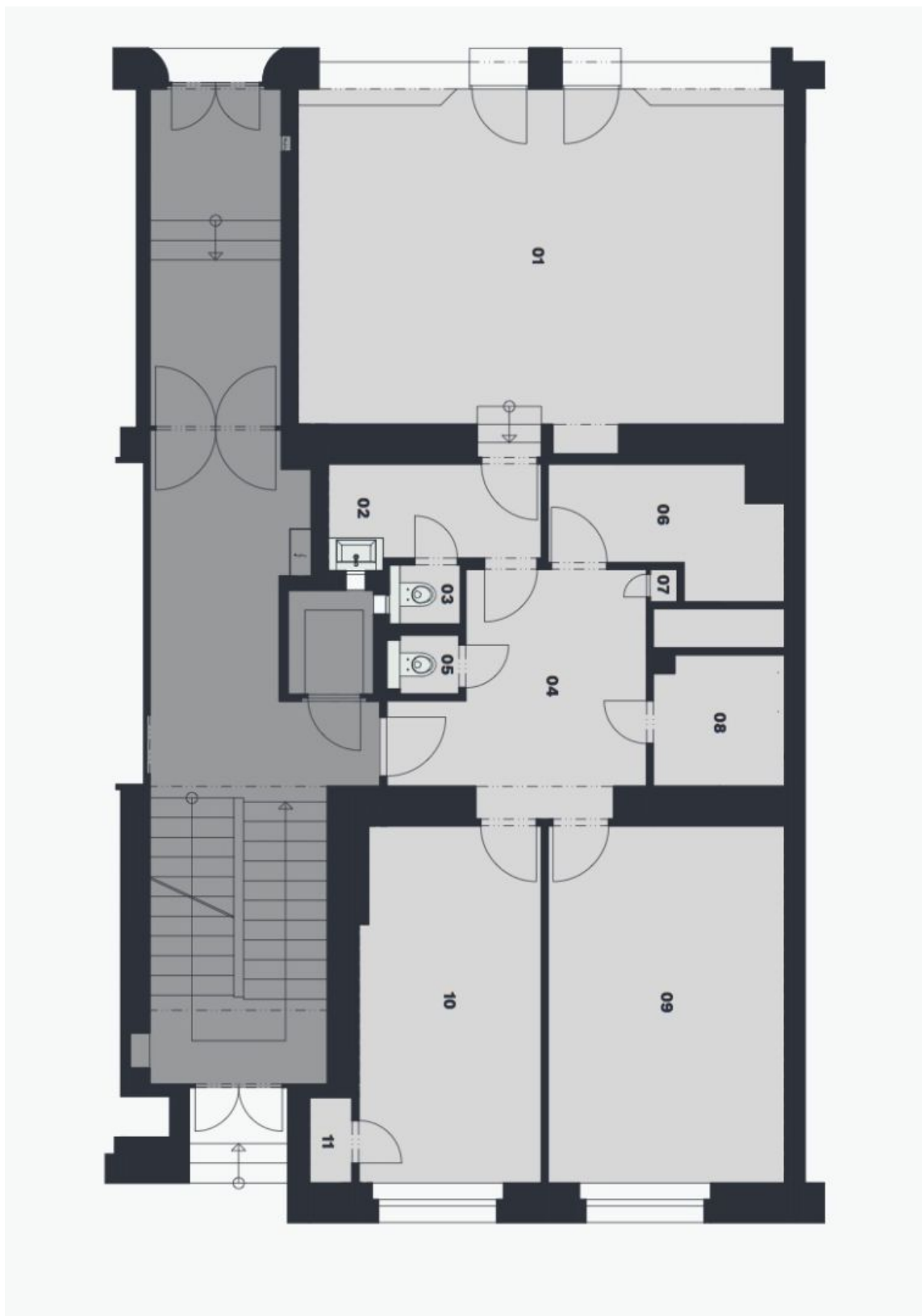




Retail space

111 m², Praha 3, Vinohrady, Vinohradská

Sold





Retail space

111 m², Praha 3, Vinohrady, Vinohradská

Sold





č.	místnost	m ²
01	prodejna	38,20
02	zázemí	4,81
03	wc	1,00
04	hala	10,63
05	wc	1,0
06	kuchyně	5,96
07	komora	0,21
08	koupelna	3,91
09	zázemí	19,55
10	zázemí	14,84
11	komora	0,85
podlahová plocha celkem		100,96
celková plocha dle NOZ		110,82



č.	místnost	m ²
01	chodba	6,04
02	wc	1,00
03	kuchyně	2,51
04	koupelna	2,70
05	zázemí	18,63
06	zázemí	14,25
07	komora	0,58
podlahová plocha celkem		45,71
celková plocha dle NOZ		48,36