





Praha 5, Stodůlky, Mukařovského

Service price	80 CZK monthly per m <sup>2</sup>
Available area	103 m <sup>2</sup>
Parking	CZK 2000 / ps / month
PENB	G
Reference number	29270

Ground floor retail space for rent in a modern multifunctional building in Prague 5 - Stodůlky.

The premises located in the hall of the building are designed for business purposes, mainly as services for residents of the building and the surrounding area. The space is on the ground floor, accessible directly from the underground vestibule and an open air area, with no street access.

#### Location:

The building is located directly at the Luka metro station (Line B), with excellent transport connections to the city center (15 minutes), the Václav Havel Airport (15 minutes), the Prague ring road and the D8 motorway. Within walking distance are the Stodulec pond and the Prokopské údolí valley. The Motol Golf Course is a 5-minute drive away.

#### Facilities and Services:

- 24/7 security
- Card and camera system
- Underground guarded parking
- Garage entry via license plate scan
- Charging stations for electromobility
- Business center directly onsite
- Restaurant, cafe, supermarket, fitness center

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

