





Praha 5, Smíchov, Moulíkova

Service price	120 CZK monthly per m <sup>2</sup>
Available area	856 m <sup>2</sup>
Cellar	-
Terrace	151 m <sup>2</sup>
Parking	EUR 140 / ps / month
PENB	G
Reference number	32292

Office space for lease on the 5th floor in the modern office building. Its efficient layout uses the latest technology, with plenty of natural light and natural materials. The building also offers facilities for cyclists (showers, lockers, racks, and charging for electric vehicles). The spacious green rooftop terrace on the 5th floor of the building is one of its dominant features. Views of the Vltava River and Vyšehrad. Underground parking.

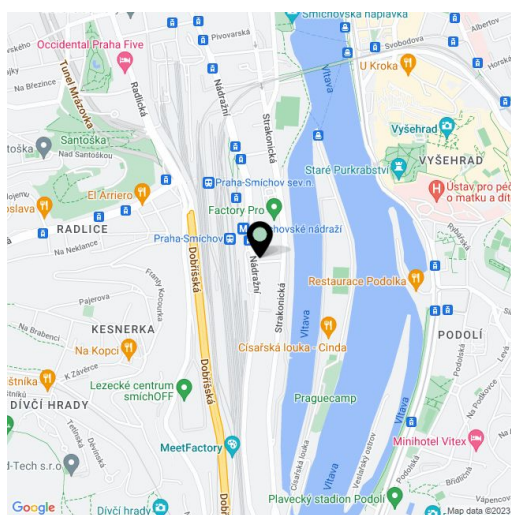
**Location:**

The building is located in a popular business district of Prague 5 and is easily accessible by car and public transport. Within walking distance from the Smíchovské nádraží metro station (line B), tram, and bus stops. Close to the Smíchovské nádraží railway and bus stations. Good access to the city center and easy connection to the D1 and D5 highways. The international airport is about 20 minutes away by car.

**Features and services:**

- Cooling - cooling beams and fan coils
- Ventilation
- Openable windows
- Electrically operated exterior blinds
- Gas heating, radiators
- EPS
- Raised floors and floor boxes
- Mineral ceilings
- Built-in lighting
- Smart access to the building
- 24/7 security
- Facilities for cyclists - showers, lockers, racks
- Shared green rooftop terrace
- Smart storage lockers
- Modern interactive lobby
- Relaxing green garden in the courtyard
- Underground parking
- Electric car charging

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





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