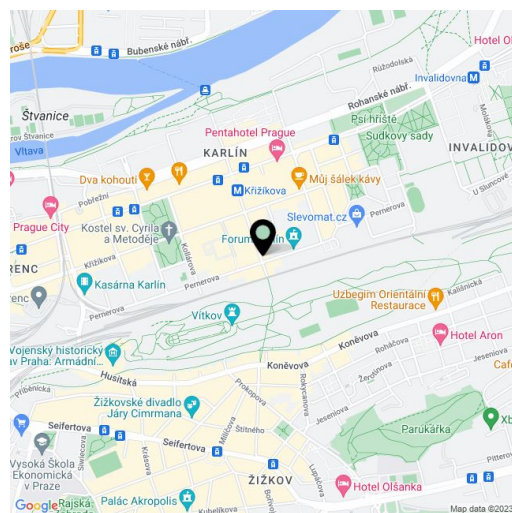






Available area	250 m ²
Parking	Yes
PENB	B
Reference number	32340



Commercial space for lease part of a modern residence that is currently being built near the center of Karlín at the edge of a park and a short walk from the metro and tram stops. The premises on the ground floor with large glass windows and a street entrance are located on the corner of Pernerova Street and the newly emerging piazza leading to Křižíkova Street. The unit can serve as a showroom, a sales office, a beauty salon, or a doctor's office.

The [Praga Residence](#) development, located in the sought-after neighborhood of Karlín, truly represents a timeless Czech design. The distinctive complex was built on the site of the former PRAGA automobile repair company; the preserved historic facade of the original building – now restored – tastefully connects the industrial era to today's modern age.

The residence is located at **the foot of Vítkov Hill** and will consist of a set of three buildings. The highest features a bold architectural element that gives the impression that the upper floors are floating in mid-air. The A.D.N.S. studio, responsible for the architectural design of the complex, has created numerous successful projects. **The Praga Residence offers modern accommodation combined with urban conveniences and tranquility thanks to a private garden and the surrounding parks.**

An array of cultural and culinary venues & establishments in the vicinity make the neighborhood even more pleasant to live in and spend time in. Traveling is easy thanks to the proximity of almost all types of urban and long-distance transport: metro, trams, buses, and trains.

The dynamically developing district of Karlín has many elements in common with other European cities. The area boasts an abundance of greenery, cultural centers, schools of all levels, shops, bars, and restaurants offering culinary delights from all over the world. The **Křižíkova metro station** (line B) and tram stop are just a **few meters** from the building, making travel to the city center easy, fast, and convenient (just a few minutes).

Available from Q4 2020.

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

For more information, please visit the official website of [PRAGA Residence](#) project.

