





## Retail space

74 m<sup>2</sup>, Prague 5, Smíchov, Drtinova

**Sold**

Total area	74 m <sup>2</sup>
Parking	-
PENB	C
Reference number	32955

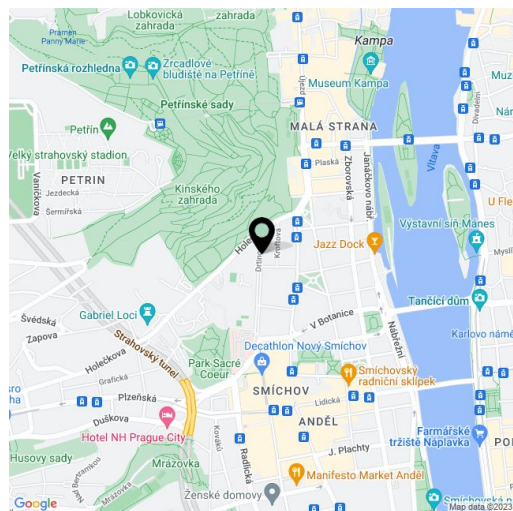
This 74 sq. m. commercial space is located on the ground floor of a completely renovated Art Nouveau building on a tree-lined street close to the Anděl shopping and entertainment center and metro station.

The layout consists of a main, almost **30-meter bright room** at street level with 3 windows facing south towards the courtyard, two warehouses (larger and smaller), 2 toilets, a foyer, and a corridor.

Facilities include vinyl floors and tiles, **white wooden windows**, sanitary ware, a built-in wardrobe, a **video entry phone**, and a **security entry door**. The entrance to the area is through a well-maintained passage. Heating is provided by a gas boiler.

The building is located about 500 meters from the Smíchov intersection of **Anděl** where city life is in full swing. There is a good infrastructure in the area with a large selection of lunch options. Two nearby parks, **the Sacré Coeur** and **Kinský Garden**, offer peaceful green spaces to spend your lunch break. You can get to the building from the city center within a few minutes by metro and tram, the nearest stop is Arbesovo náměstí. Parking is available in the purple zone with parking meters, or the covered parking lot of the **Nový Smíchov shopping center**.

Total area 73.59 m<sup>2</sup>.





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