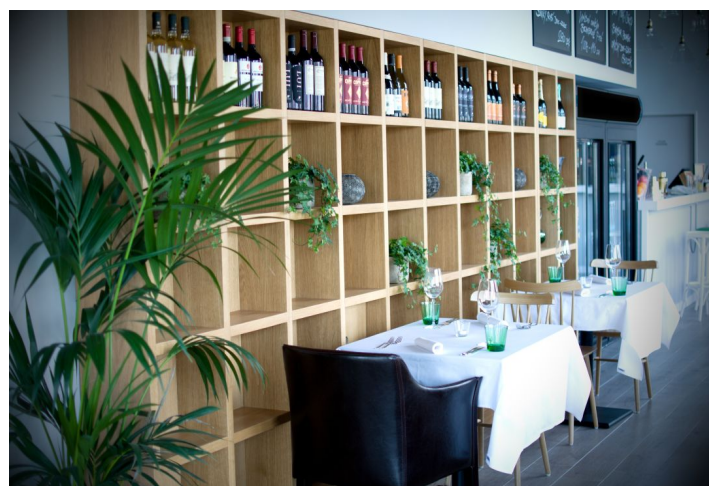




Retail space

166 m², Prague 8, Karlín, Za Karlínským přístavem

€ 853 344 | CZK 21 500 000





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Total area	166 m ²
Parking	1 parking space
PENB	G
Reference number	38315

This air-conditioned retail space or restaurant is located in the modern Vltava Residence set in an attractive part of Karlín directly on the green embankment of the Vltava River, within walking distance of the city center, right by a bike trail, and near the footbridge to Holesovice.

The bright area located at street level is divided into a bar with 7 seats, the main room of the restaurant that seats 56 people, a kitchen, storage, facilities for employees (toilet and cloakroom), toilets for customers (men, women/disabled), a cloakroom, and a service entrance.

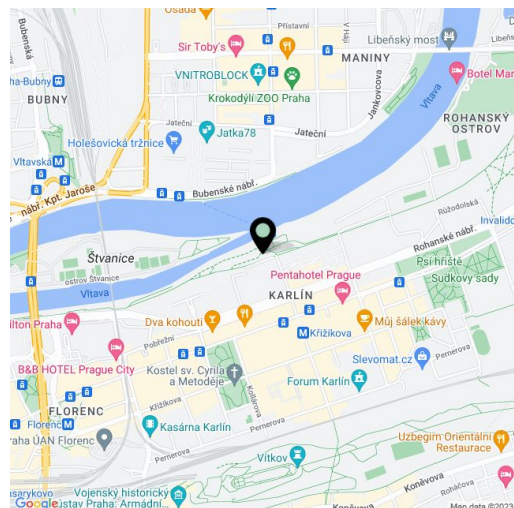
The complex has a timeless architectural style based on the designs of the renowned Swiss EM2N studio. Final approval was received in 2015. The space includes 1 parking space and 1 cellar; everything is secured by a camera system and other security features.

This convenient and perfectly accessible location in the trendy district of Karlín is immediately adjacent to New Town. Employees of the surrounding business centers, residents of the local apartment buildings, and people looking for relaxation and sports opportunities congregate here—there is a bike trail right by the restaurant and a golf club or tennis courts are nearby. The restaurant is about a 5-minute walk from the Křižíkova metro station and tram stop and the parking lot on Pobřežní Street along Rohanské Embankment.

Floor area 165.9 m².

The asking price of the property is listed without VAT, the sale of the property is subject to this tax.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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