



**Retail space**636 m², Prague 8, Karlín, Křižíkova**€ 2 720 223 | CZK 68 400 000**

Total area	636 m ²
Parking	Parking space at extra cost
PENB	G
Reference number	38416

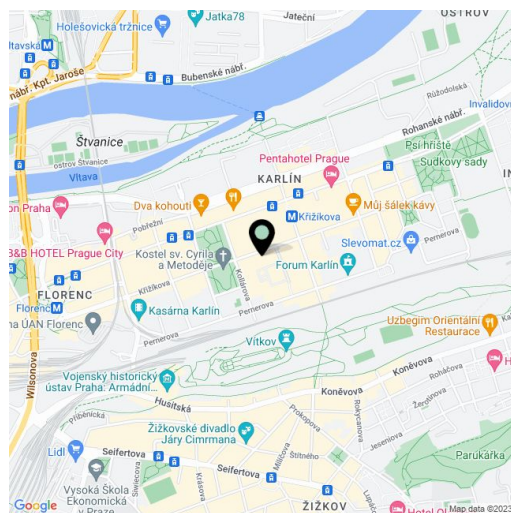
We have the exclusive right to sell this unique, street-level commercial space with a total area of 636 sq. m. in the "Dva domy" (Two Houses) project, which is currently being built right next to the Křižíkova metro station on Karlín's high-street. Designed by the renowned Slovenian Bevk Perovič Arhitekti studio, the project will, in addition to retail premises, also offer more than 100 above-standard apartments.

The retail space by the Karlín Group development company is offered in the state of shell & core. The open space on the ground floor will be accessible from Křižíkova Street and from the park on the south side of the Corso Karlín and Corso II office buildings. Large-format **shop windows** will face Křižíkova Street. **Storage space** will be available on the underground floors. **Garage parking spaces** are offered for an additional price.

The project is set in the lively **Karlín** district near modern residential and commercial complexes—Corso Karlín, the Meteor Center Office park, or the brand new Praga Residence. A metro station and tram stop are near the building and the city center is just a few minutes away, as is the Florenc bus station or the Masaryk and Main railway stations.

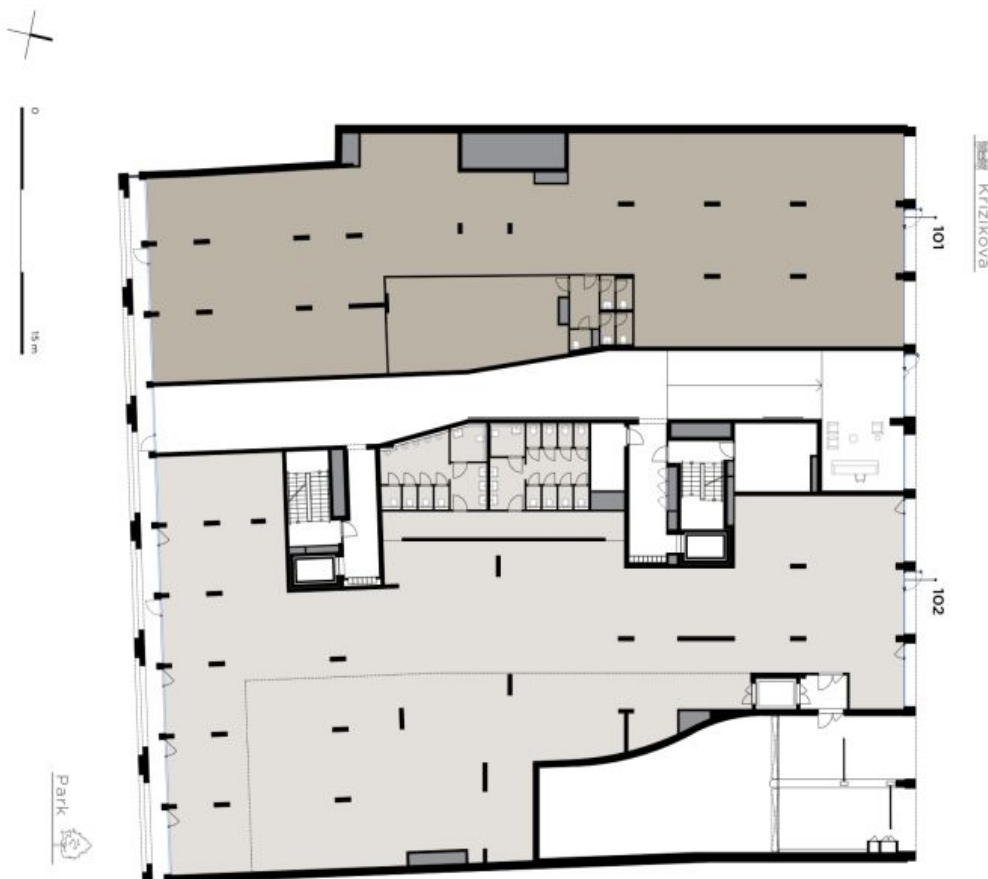
Total area 636 m².

The offer price is without VAT; the sale is subject to VAT.





Průběžná jednací byla dle platných právních předpisů (zákon č. 150/2013 Sb.) uzavřena v elektronické podobě (soubor dokumentů) a byla platná pro všechny zúčastněné strany. Všechny podmínky a podmínky této smlouvy jsou součástí této smlouvy. Všechny podmínky a podmínky této smlouvy jsou součástí této smlouvy. Všechny podmínky a podmínky této smlouvy jsou součástí této smlouvy.



DVADOMY

1.NP

jednotka	podlebová plocha
101 Nájemní jednotka 01	635,7 m ²
102 Nájemní jednotka 02	892,2 m ²



Retail space

636 m², Prague 8, Karlín, Křížíkova

€ 2 720 223 | CZK 68 400 000

