





Retail space

893 m², Praha 8, Karlín, Křížkova

€ 3 786 235 | CZK 96 000 000

Total area	893 m ²
Parking	Parking space at extra cost
PENB	G
Reference number	38417

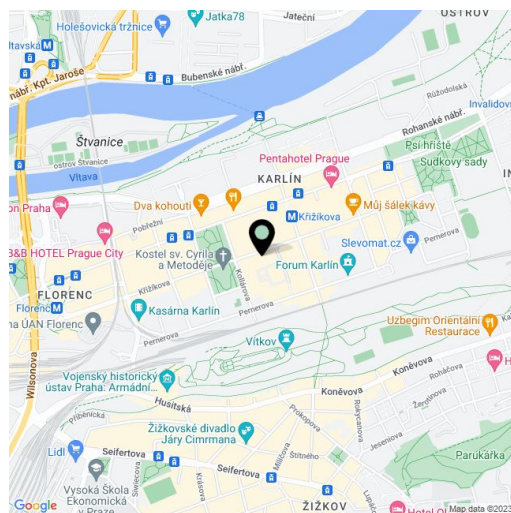
We have the exclusive right to sell this attractive street-level commercial space with a total area of 893 sq. m. located in the "Dva domy" (Two Houses) project, which is currently being built right next to the Křížkova metro station on Karlín's high street. Designed by the renowned Slovenian Bevk Perovič 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 Křížkova Street and from the park on the south side of the Corso Karlín and Corso II office buildings. **Large-format shop windows** will face Křížkova 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. It is located in close proximity to modern residential and commercial projects, where many **foreign companies** are based. Corso Karlín, the Meteor Center Office park, or the brand new Praga Residence are all nearby. A metro station and tram stop are close to 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 893 m².

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





Průběžná jednotka byla dle původní funkce přeměněna (rozloha cca 1500 m²) a změna vzhledu plochy (část metrůvzdálených a také plochy pod ním) a rozložení stěn, včetně zařízení a vybavení bylo (odborně) navrženo, provedeno a spolehlivě atd. z hlediska bezpečnosti. Rozsah dodávek je specifikován ve standardu, investiční náklady jsou uvedeny v příloze.



DVADOMY

1.NP

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



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