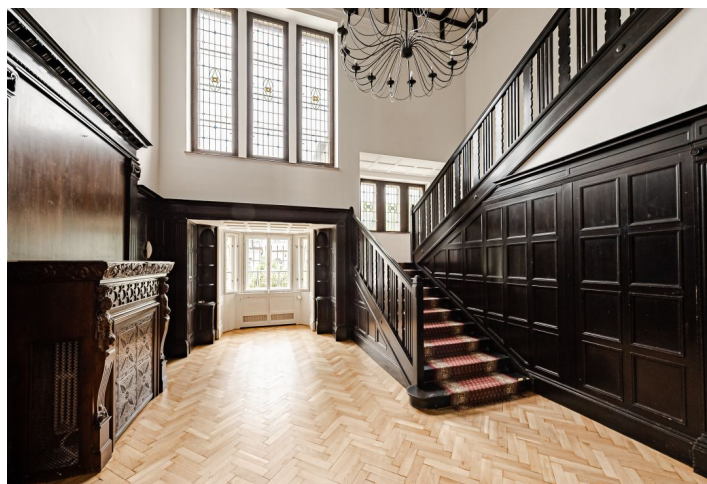
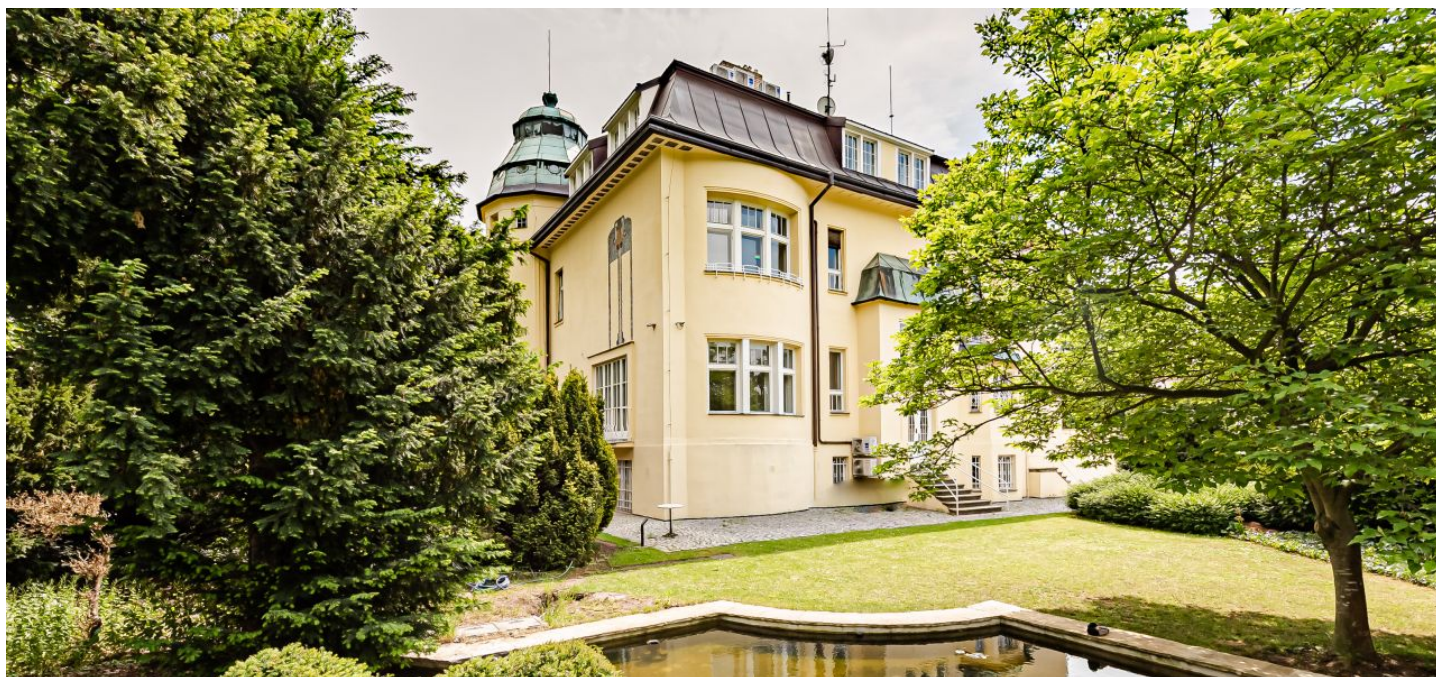




Office building

Prague 6, Bubeneč, Na Zátorce

Rented





Office building

Prague 6, Bubeneč, Na Zátorce

Rented

Service price	45 CZK monthly per m ²
Total building area	902 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	40316

Office space for lease in the architecturally unique Julius Kraus villa, built at the beginning of the 20th century by the builder Matěj Blecha and designed by the Art Nouveau and Cubist architect Emil Králíček. With late geometric Art Nouveau and Darmstadt elements, the two-story villa consists of a basement, a raised ground floor, first floor and an attic.

Its impressive facade is decorated with colorful sgraffiti with a floral pattern designed by Antonín Waigant and a pair of polygonal buttresses. On the ground floor, the stunning staircase hall, lined with dark wooden coffered panelling, is next to a reception lounge separated by sliding glass doors. The interior boasts stained glass windows with geometric ornaments, a ceiling with elegant mouldings, and a large fireplace. The main feature of the exterior is a winter garden attached to the entrance level. Other standout exterior elements include a monumental cornice with an ornamental coffered frieze in a stylized geometric pattern and a mansard roof. The villa previously served as the residence of the Australian and Thai ambassador, or as the editorial headquarters of several publications such as ELLE magazine. The interior will undergo a much-needed renovation.

Location:

The villa is located in a prestigious residential neighborhood in Prague 6 and is easily accessible by public transport from the center—the Hradčanská (line A) metro center is only several minutes away on foot. Letenská pláň, Stromovka Park, or Chotkovy Sady Gardens are all nearby. It is also surrounded by excellent civic amenities.

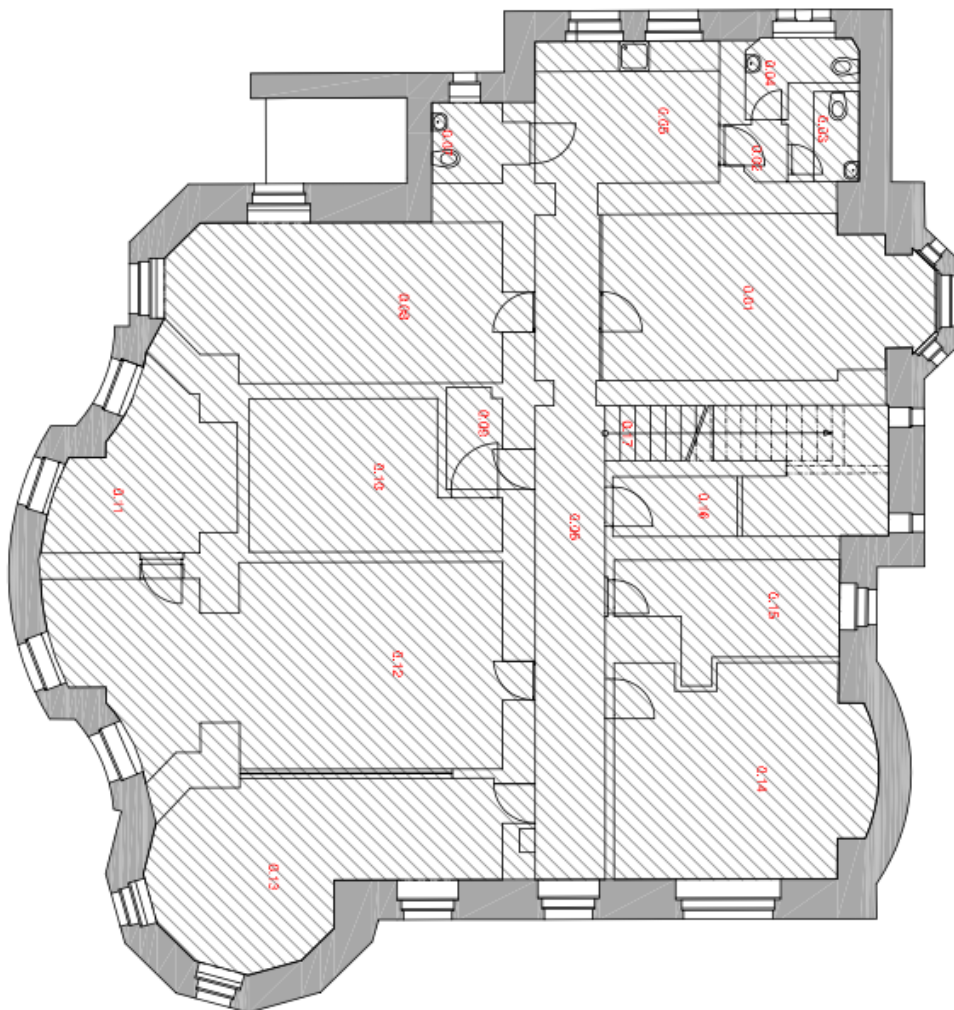
Services and facilities:

- Reception
- Air-conditioning
- Alarm
- Camera system
- 23 offices
- 2 meeting rooms
- 3 kitchenettes
- 6 toilets
- Storage space
- Server room
- Built-in storage systems
- Garden house
- Landscaped garden with terraces and a pond
- Parking spaces - 6 outdoor spaces, 3 garage spaces

Rent and fees listed without VAT. The tenant pays no commission.



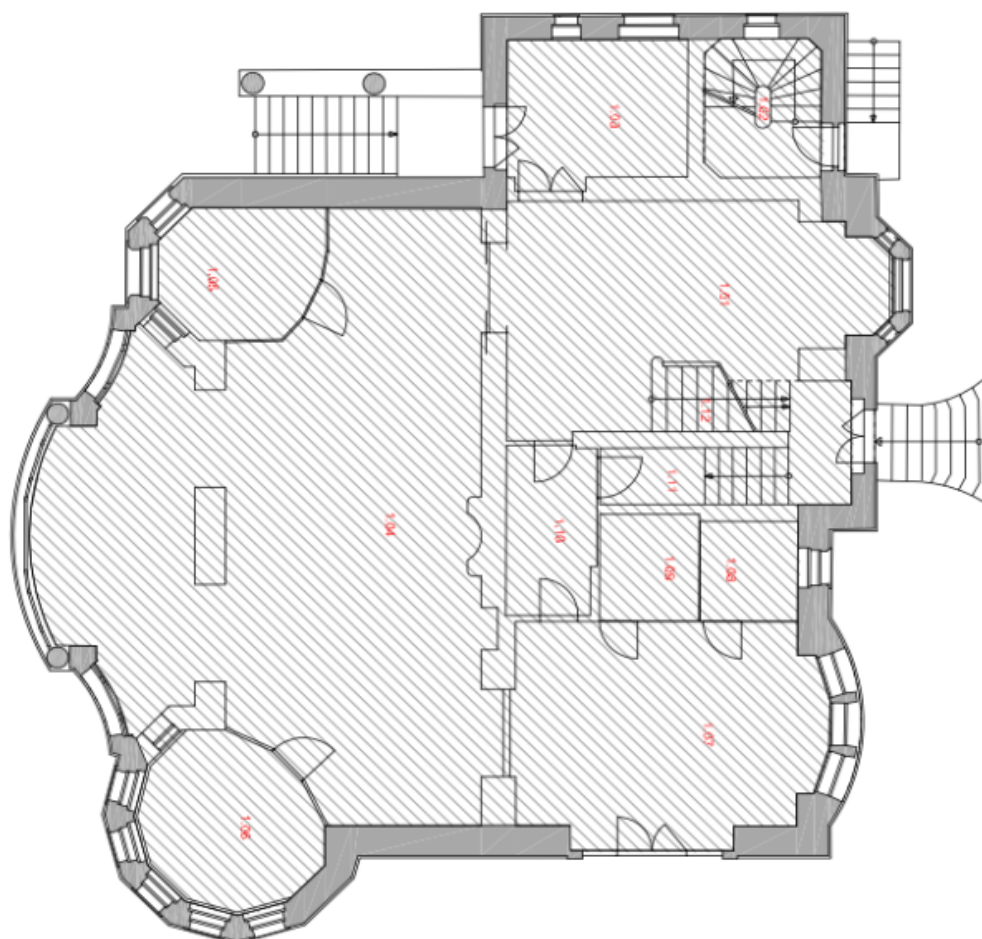
1.PP



CZM.	NAZEV MÍSTNOSTI	PLŮCHA m ²
0.01	ZASEDACÍ MÍSTNOST	20,16
0.02	PŘEDSÍŇ WC	1,35
0.03	WC 1	2,05
0.04	WC 2	2,75
0.05	KUCHYŇ	10,70
0.06	CHODBA	18,40
0.07	WC 3	2,85
0.08	ZASEDACÍ MÍSTNOST	21,35
0.09	PŘEDSÍŇ KOTELNY	2,75
0.10	KOTELNA	12,95
0.11	ARCHIV	10,25
0.12	KANCELÁŘ	34,23
0.13	KANCELÁŘ	21,06
0.14	KANCELÁŘ	20,90
0.15	DATOVÉ CENTRUM	8,95
0.16	UKLID	11,15
0.17	PROSTOR SCHOUSTE	5,06
	CELKOVÁ PLOCHA 1. PP	255,85

HRUBÁ PLOCHA : 234,55 m²

LEGENDA MÍSTNOSTÍ 1.PP



1.NP

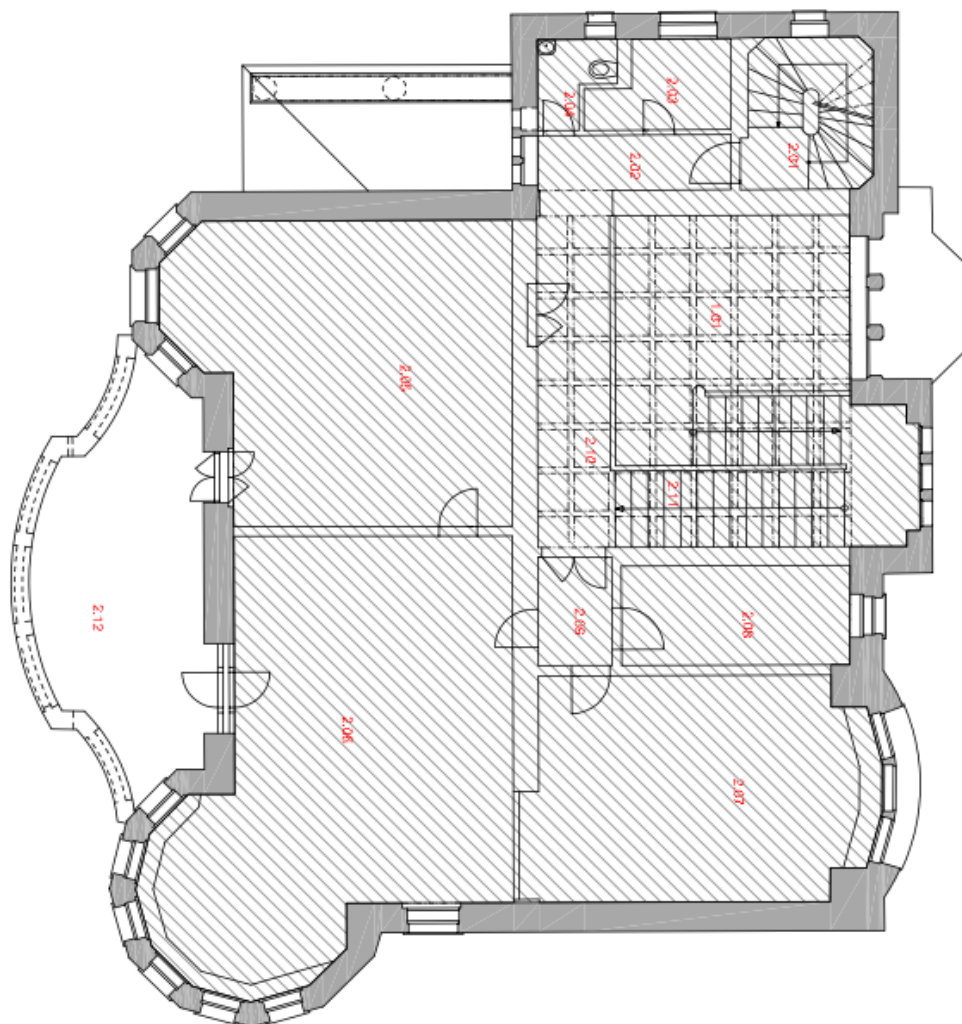
OZN.	NÁZEV MÍSTNOSTI	PLOCHA m ²
1.01	VSTUPNÍ HALA	32,99
1.02	ŠCHODIŠTE 1	7,66
1.03	RECEPCE	12,15
1.04	KANCELAR	90,60
1.05	KANCELAR	8,96
1.06	KANCELAR	12,70
1.07	KANCELAR	30,00
1.08	KANCELAR	4,86
1.09	KANCELAR	4,82
1.10	PŘEDSÍRNÍ	6,99
1.11	CHODBA DO 1.PP	8,95
1.12	ŠCHODIŠTE 2	4,16
CELKOVÁ PLOCHA 1. NP		222,82

HRUBÁ PLOCHA: 238,46 m²

LEGENDA MÍSTNOSTÍ 1.NP



2.NP



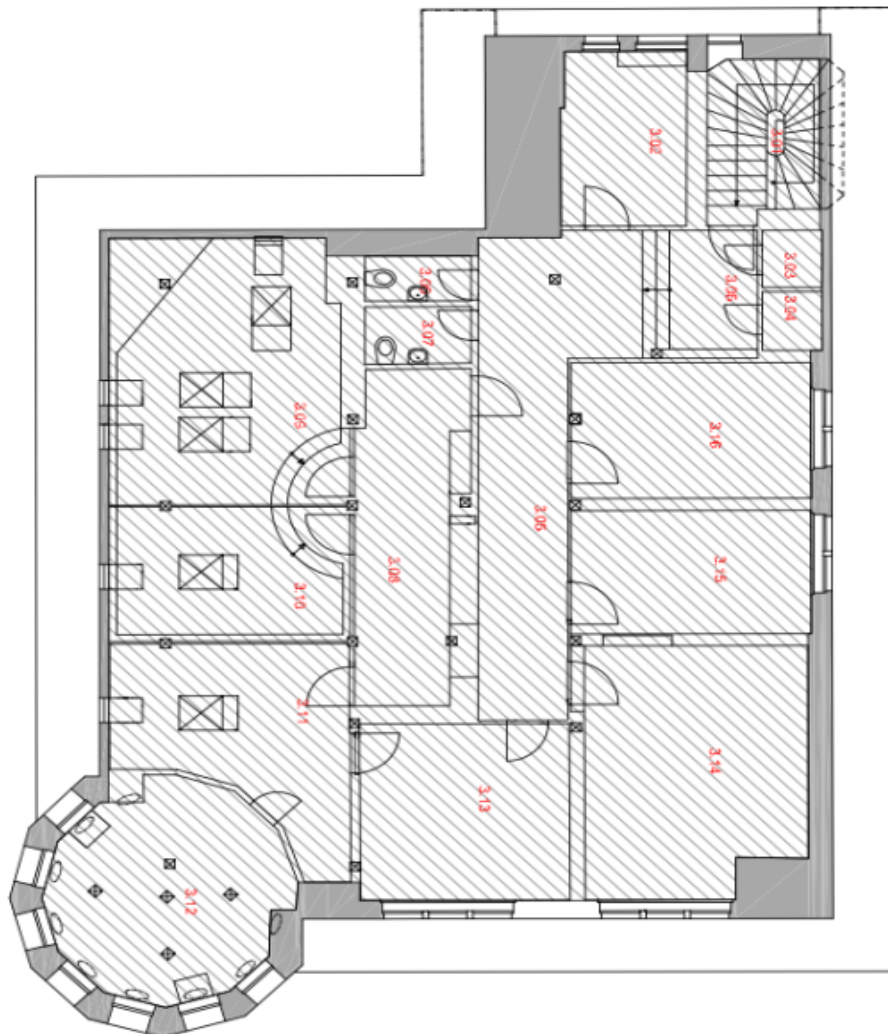
OZN.	NAZEV MÍSTNOSTI	PLŮCHA m ²
2.01	SCHLOKISTE 3	7,46
2.02	PŘEDSÍŇ	4,15
2.03	KUCHYŇ	4,30
2.04	WC	2,15
2.05	ZASEDÁCÍ MÍSTNOST	37,50
2.06	KANCELÁŘ	49,90
2.07	KANCELÁŘ	29,50
2.08	KANCELÁŘ	9,06
2.09	PŘEDSÍŇ	3,16
2.10	GALERIE	10,30
2.11	SCHLOKISTE 4	16,39
2.12	TERASA	22,79
CELKOVÁ PLOCHA 2. NP		196,50

HRUBÁ PLOCHA : 205,05m²

LEGENDA MÍSTNOSTI 2.NP

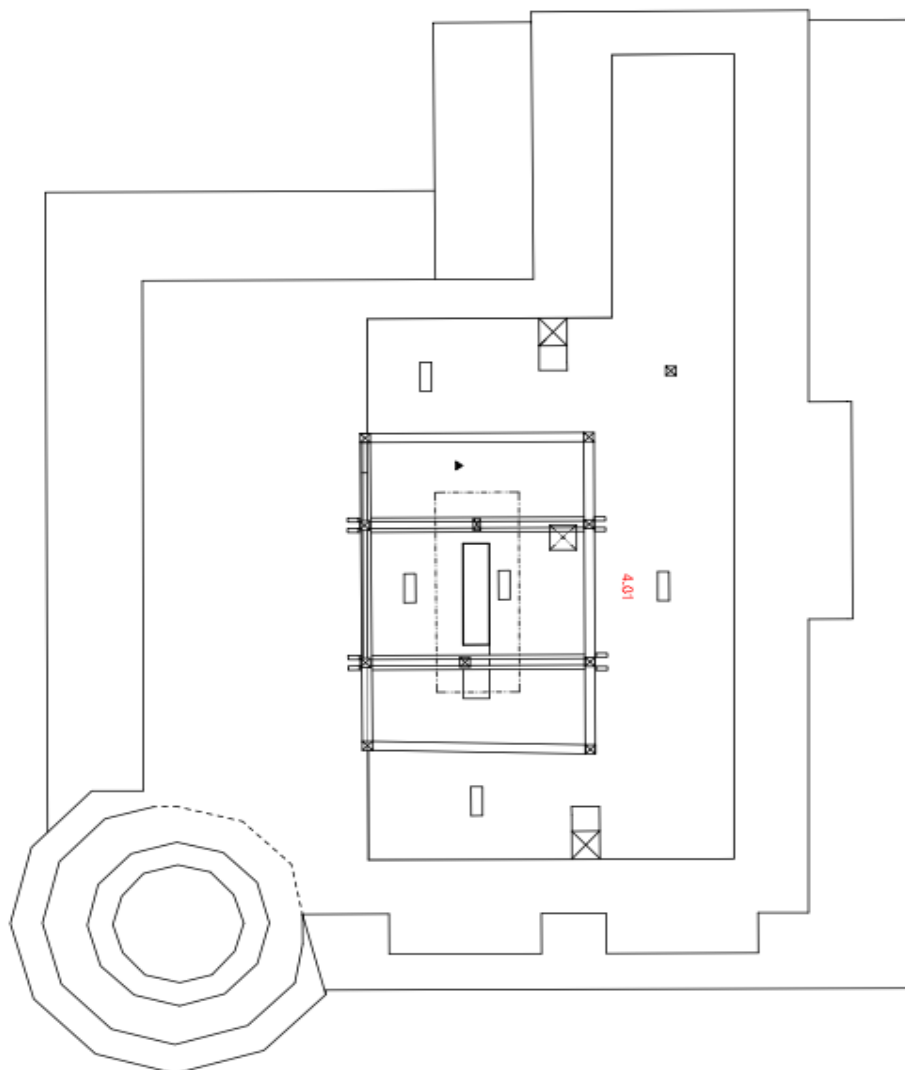


3.NP

HRUBÁ PLOCHA : 192,40 m²

OZN.	NÁZEV MIŠTNOSTI	PLOCHA m ²
3.01	SCHODIŠTE 4	6,65
3.02	KANCELÁŘ	7,53
3.03	SKLAD 1	1,25
3.04	SKLAD 2	1,28
3.05	CHODBA 1	24,55
3.06	WC 1	1,74
3.07	WC 2	2,20
3.08	CHODBA 2	11,90
3.09	ZASEDACÍ MIŠTNOST	22,40
3.10	KANCELÁŘ	11,77
3.11	KANCELÁŘ	14,36
3.12	KANCELÁŘ	15,79
3.13	KANCELÁŘ	13,50
3.14	KANCELÁŘ	20,20
3.15	KANCELÁŘ	10,78
3.16	KANCELÁŘ	11,82
CELKOVÁ PLOCHA 3. NP		178,02

LEGENDA MIŠTNOSTI 3.NP



PŮDA

OZN.	NAZEV MÍSTNOSTI	PLOCHA m ²
4.01	ULOŽNÝ PROSTOR	73,50
CELKOVÁ PLOCHA 3. NP		73,50

LEGENDA MÍSTNOSTI - PŮDY