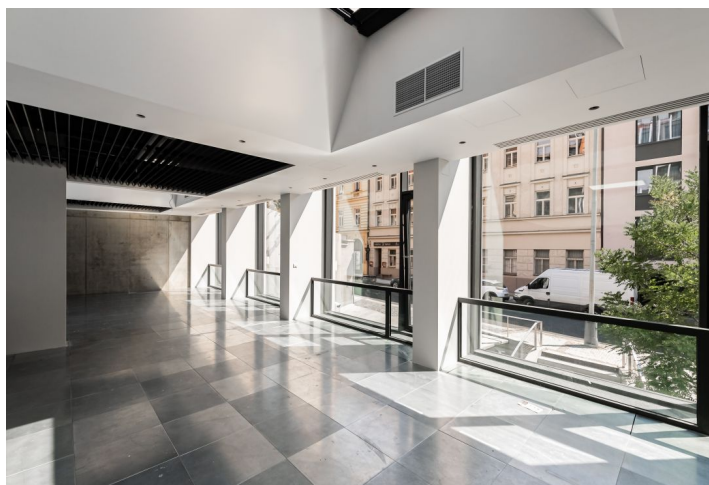
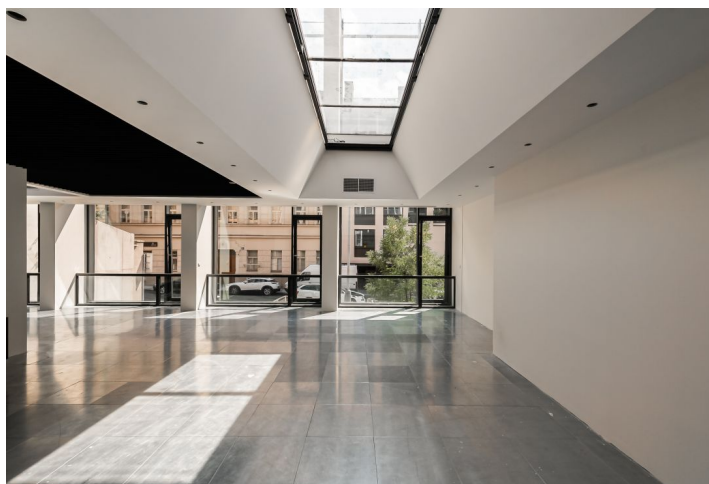




# Retail space

Prague 5, Smíchov, Holečkova

Rented





Prague 5, Smíchov, Holečkova

Service price	150 CZK monthly per m <sup>2</sup>
Available area	287 m <sup>2</sup>
Parking	EUR 200 / ps / month
PENB	B
Reference number	41256

Retail space for lease in the development of a mixed-use building designed by the renowned DaM architectural studio located in the sought after area of Hřebenky, Prague 5. The unique atmosphere of this area is due to the fact that it is close to the historical city center, as well as the area's topography. The project is located on the southern slope of Petřín Hill, providing a variety of stunning architectural views of the surrounding 1920 and 1930 villas, while the upper floors boast unobstructed views of the city.

The project location is also exceptional for its accessibility both by car and public transport, and in particular for its setting in a large lush area near Kinsky Garden. Another advantage is the walking distance to the Nový Smíchov/Anděl shopping and entertainment center. The project offers three underground and five aboveground floors of almost 2000 sq. m of commercial space, 30 apartments, 74 parking spaces, a swimming pool, spa, sauna and an abundance of separate storage spaces. The project includes a large 2000 sq. m landscaped garden and a generous lobby with reception.

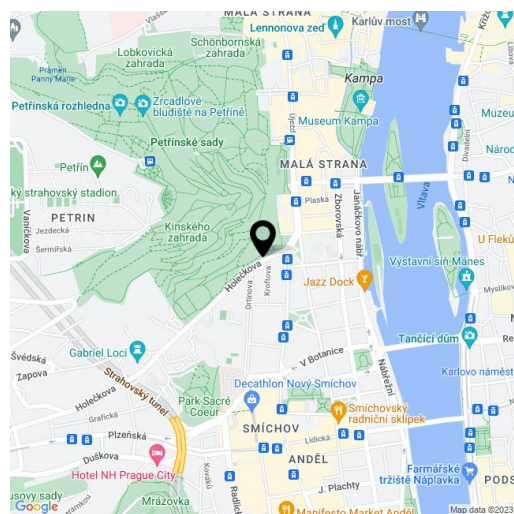
#### Location:

The location of the project is also exceptional due to its accessibility by car and public transport and above all its setting in a large garden near the park - Kinský Garden. The advantage is also the walking distance to the shopping and entertainment centre Nový Smíchov.

#### Features and Services:

- Reception
- Parking
- Swimming pool, wellness, sauna
- Storage rooms
- Garden
- Lobby
- 18 parking spaces
- Fitness for individual workout

Rental and service charges listed without VAT. Lessee pays no commission.





## Retail space

Prague 5, Smíchov, Holečkova

Rented

