



Retail space

1529 m², Prague 8, Karlín, Křížkova

€ 6 904 662 | CZK 164 400 000

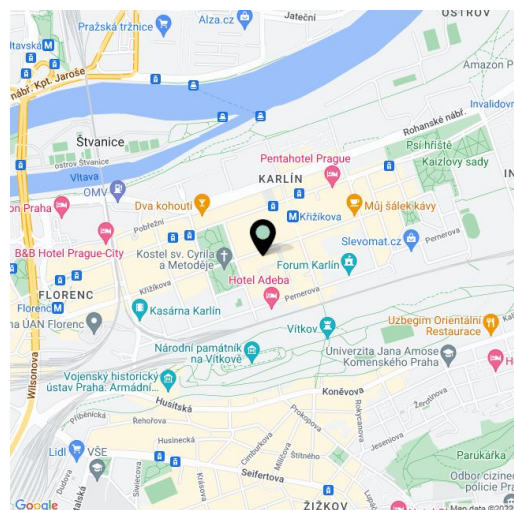




Retail space

1 529 m², Prague 8, Karlín, Křižíkova

Total area	1 529 m ²
Parking	Parking space at extra cost
PENB	G
Reference number	42640



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We have the exclusive right to sell these 2 unique, street-level commercial spaces with a total area of 1528 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. Expected approval date 9/2022.

The retail spaces by the Karlín Group development company is offered in the state of shell & core. The open spaces 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 for both units on the underground floor. **Garage parking spaces** are available at extra cost.

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 + 893 m².

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

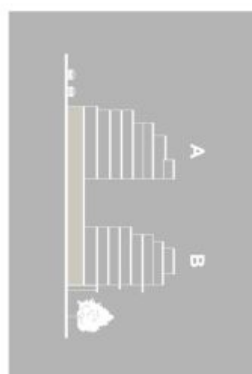
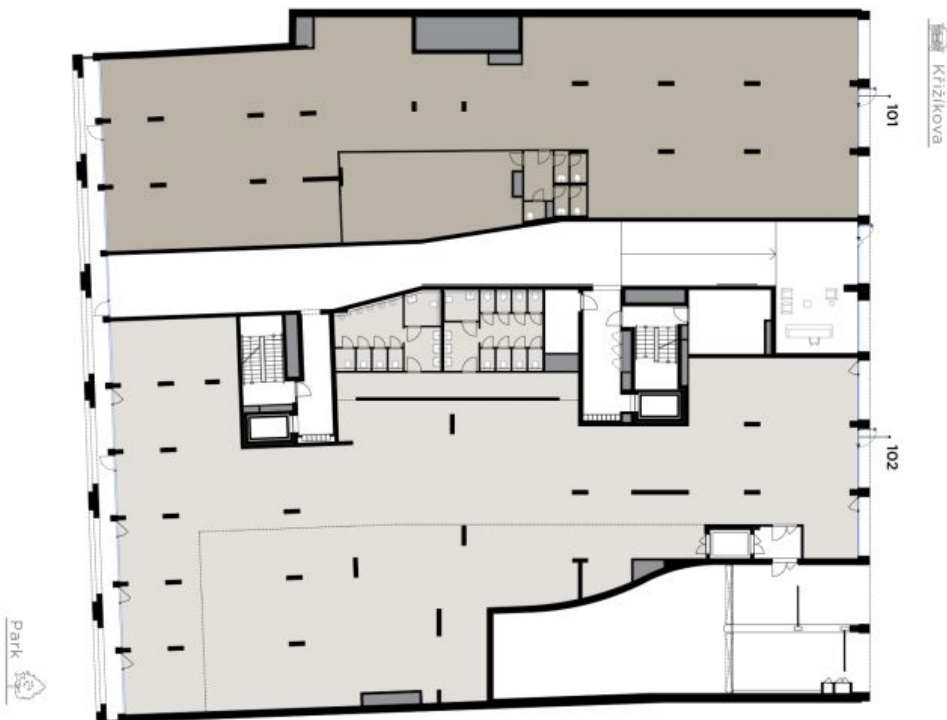


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Podlažní plocha byla dle původní projektové dokumentace v rámci výstavby v roce 2013 zřízena v celkové výměře 1529 m². Plocha je určena k obchodnímu využití a je vhodná pro umístění obchodní jednotky. Všechny podlažní plochy jsou v současnosti prázdné a připraveny k okamžitému využití. Všechny podlažní plochy jsou v současnosti prázdné a připraveny k okamžitému využití.



DVA DŮMŮ

1.NP

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



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