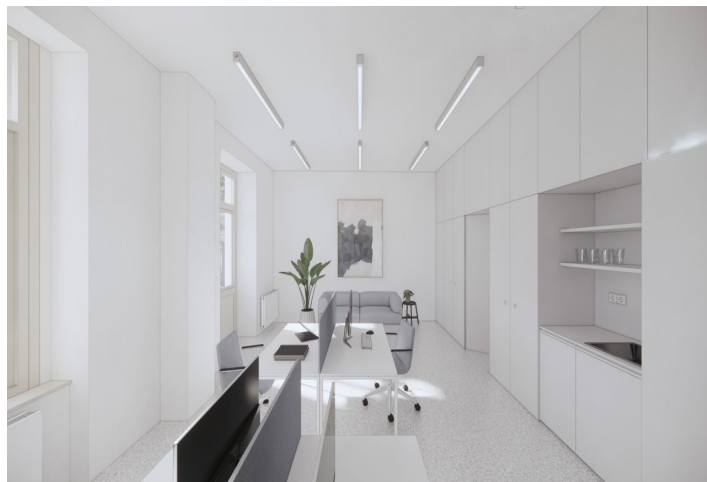
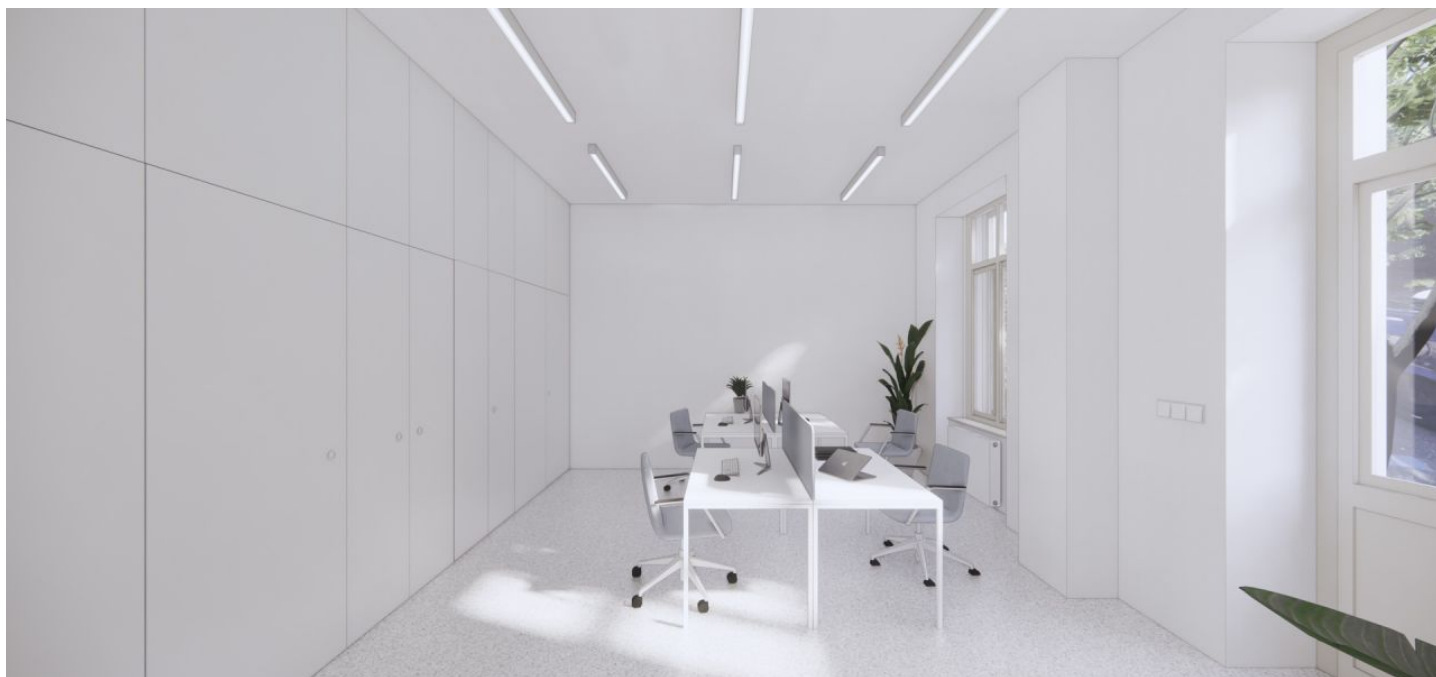




Office space

€ 503 990 | CZK 12 000 000

Prague 3, Vinohrady, Bořivojova





Office space

Prague 3, Vinohrady, Bořivojova

€ 503 990 | CZK 12 000 000

Available area	80 m ²
Tenant consumption	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	42807

This non-residential space with very high ceilings accessible directly from the street, suitable as an office or a showroom, is located on the ground floor of a historic building next to a park. This sensitively reconstructed apartment building stands on the recently revitalized Žižkov Square in the wider city center. Completion is scheduled for summer 2023.

This non-residential space includes two separate large rooms (both with direct access to the exterior and with variable layouts), a bathroom with a shower and toilet, and a kitchen. The owners can also use the **common terrace** in the courtyard.

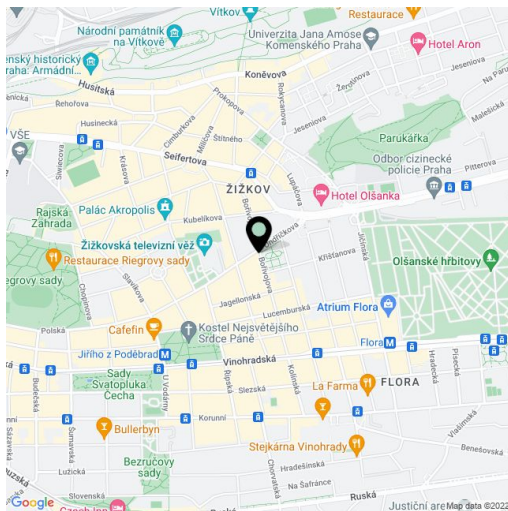
Facilities will include finished bathrooms, **wooden floors**, double-wing lacquered doors, single-wing doors with concealed hinges, security entrance doors created according to the original period doors, **large-format tiles**, Kludi bathroom faucets, and light fixtures in the bathrooms and hallways. Heating and hot water is provided by the gas boiler room in the building. It is possible to purchase a **cellar storage unit** for CZK 150,000.

Attractively located on the border of Žižkov and Vinohrady, the building stands right by a **beautiful park** and playground that have recently been created. Shops, including a supermarket, a post office, a pharmacy, a kindergarten, an elementary school, an art school, restaurants, and cafés are all nearby. It is close to **Mahlerovy Garden**, where one of Prague's landmarks, the **Žižkov TV Tower**, stands. A tram stop (tram 9 line) is a 5-minute walk away. **Jiřího z Poděbrad Square with a metro station** is within walking distance.

Floor area 80 m².

The visualizations are of an illustrative nature only.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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