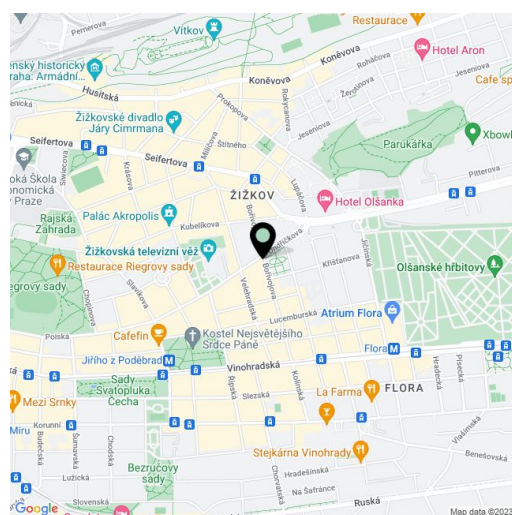




Available area	80 m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	42807



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. The price includes some of the equipment. 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.

