





Office space

Prague 3, Žižkov

Sold

Available area	19 m ²
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	42898

This nicely maintained non-residential space is situated in the basement of an Art Nouveau apartment building, which was completely renovated last year. The building is located in the wider city center, on a street parallel to Koněvova Street, less than 5 minutes by bus from the Florenc transfer station.

The area is divided into a main room (with a preparation for a kitchen), a bathroom, and a vestibule. The main room has access to a small **English courtyard**. The space is suitable, for example, as a coaching or therapy session room.

The high-standard facilities include **oak oiled parquet floors**, large-format tiles in **white marble** and **grey stone decor**, brand-name sanitary ware, white coffered interior doors, and historic-style fire-proof doors. The entire space is very bright.

The boutique **Art Nouveau building** is located on a one-way street near the entrance to the **park on Vítkov Hill**, in a place with complete services and easy access to public transport. There are cafes, a supermarket, small shops, and a post office in the vicinity, as well as the **Žižkov J. Cimrman Theater** and a tunnel for pedestrians and cyclists connecting Žižkov with the trendy **Karlín district**. The bus to the Florenc metro transfer station stops close to the building, and a tram stop is a 5-minute walk away.

Interior 19 m².

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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