



# Office building

Prague 6, Bubeneč, U Vorlíků

Rented



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Service price	4 EUR monthly per m <sup>2</sup>
Total building area	951 m <sup>2</sup>
Tenant consumption	—
Parking	Garage for 1 vehicle, possibility of parking on the driveway
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	43244

**This noble villa from 1926, used as an embassy, is part of the diplomatic district of Prague 6 – Bubeneč and offers office space for lease. The villa is surrounded by a large landscaped garden, was designed and built by Hugo Poláček in 1926 and was completely renovated in 2000.**

The 4-storey building has also 1 lower ground floor and a basement. The ground floor consists of a representative part with a hall, lounge, winter garden, kitchen and 1 room, on the 1st floor is a quiet area with 4 rooms, bathroom, and hall, 2nd floor is reserved for office space, upstairs is an open attic space. On the lower ground floor, there is a garage, and a boiler room. In the basement, there is a boiler room, cellars, and other storage spaces.

**Location:**

Villa is located between two of the largest green areas in Prague 6 – Stromovka and Letna Parks. Easy access by public transport – Hradčanská stop (metro A, tram and train) just a short walk from the property. Close to the exit from the Blanka tunnel complex providing an easy connection to all highways and main roads from Prague. Walking distance to Prague Castle and the city center. Local shops, restaurants, hotels and other amenities are situated within a short walk.

**Features and Services:**

- Large garden
- Terraces, balconies
- Entrance hall, lounge
- Winter garden
- Kitchen
- Bathroom, sanitary facilities
- Garage
- Boiler room
- Cellars

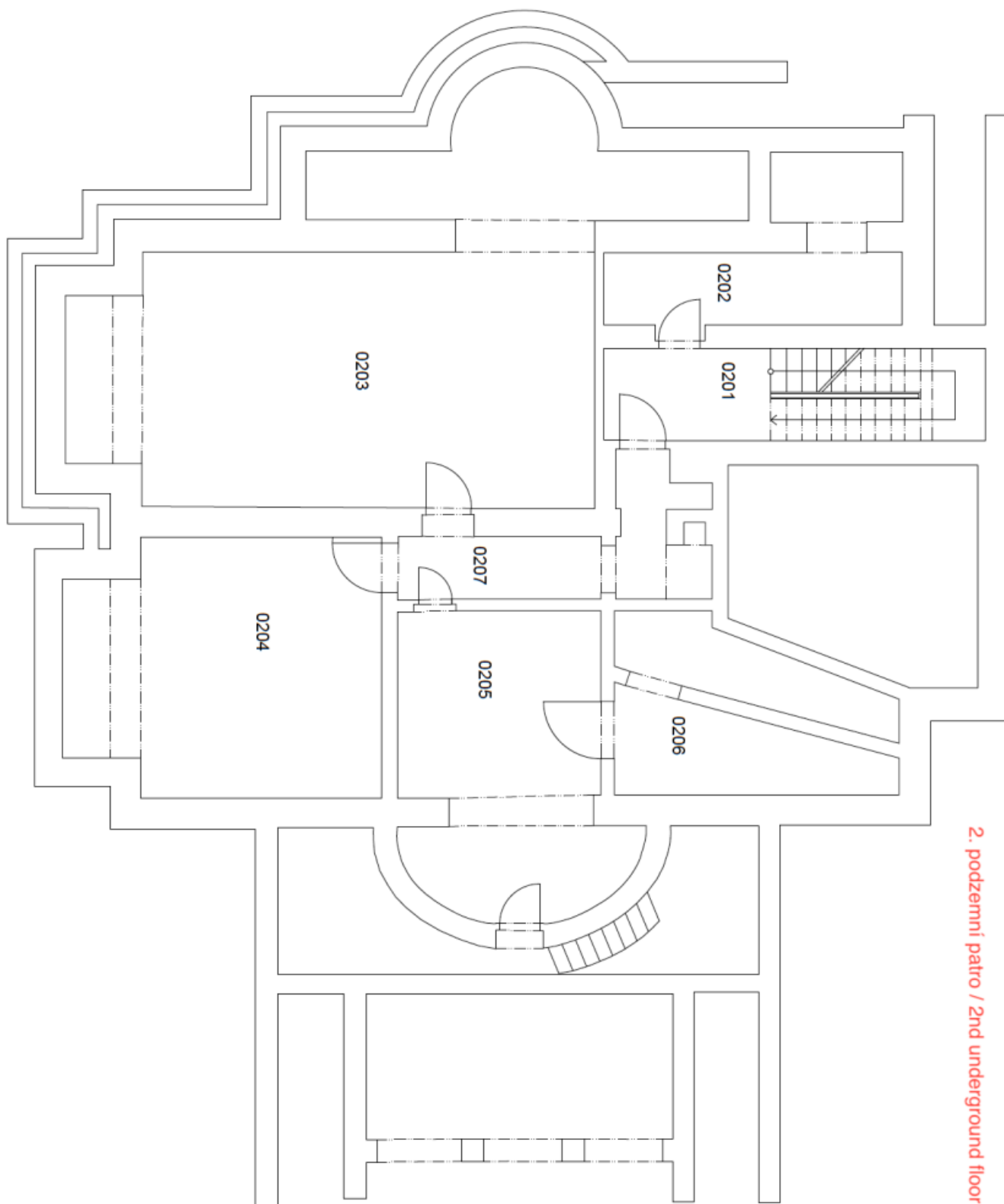
Rental and service charges listed without VAT. Lessee pays no commission.



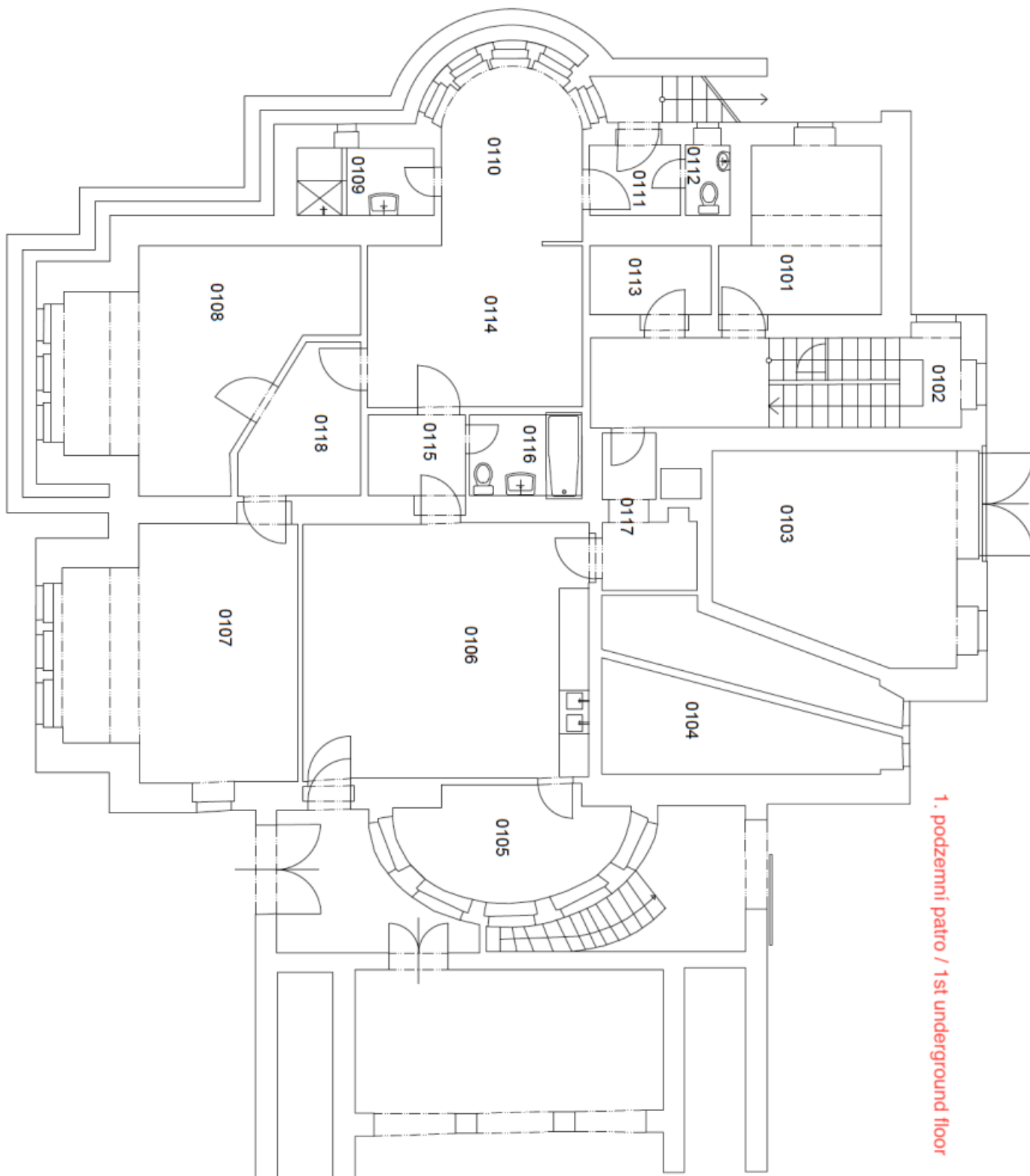
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2. podzemní patro / 2nd underground floor

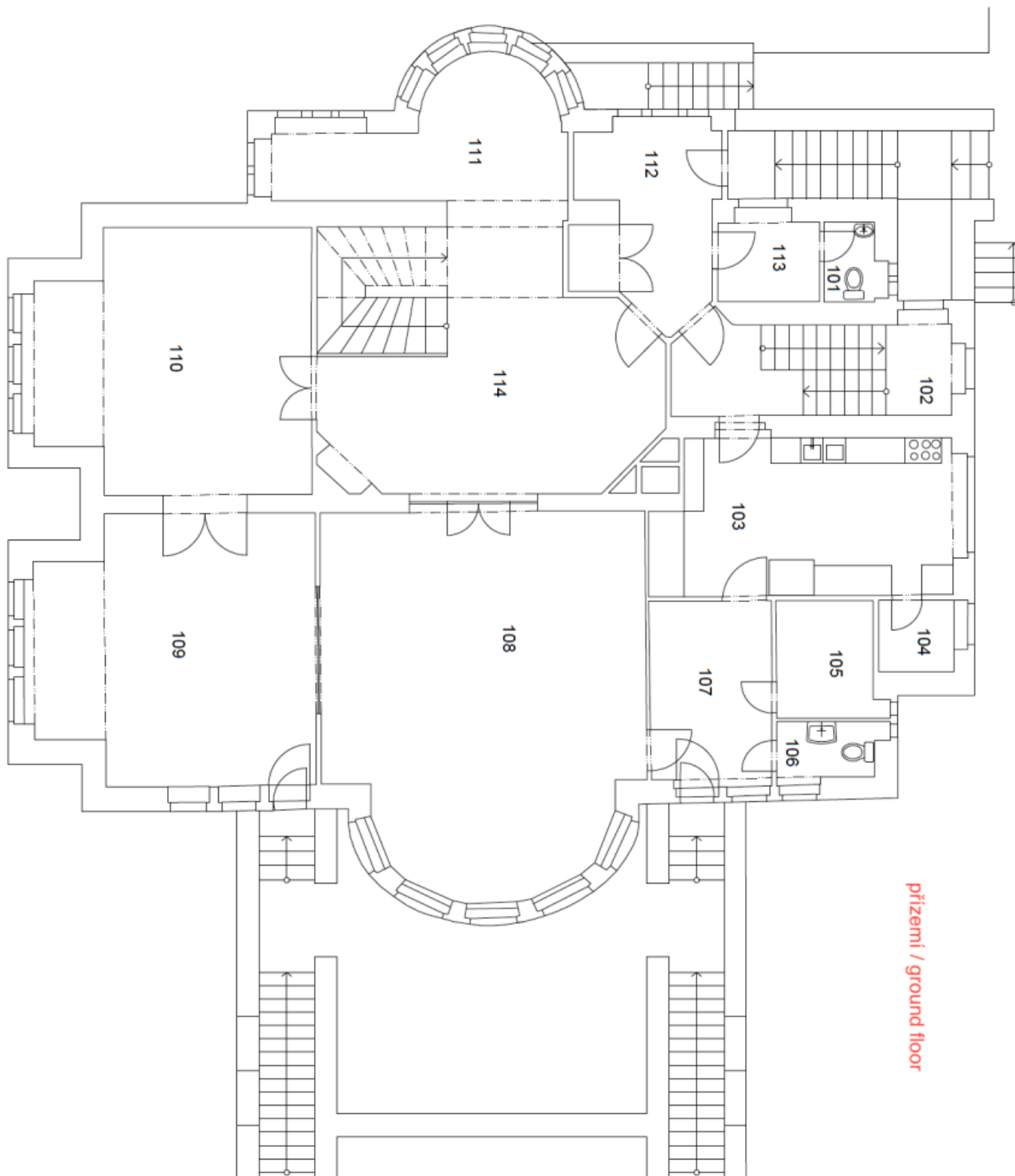




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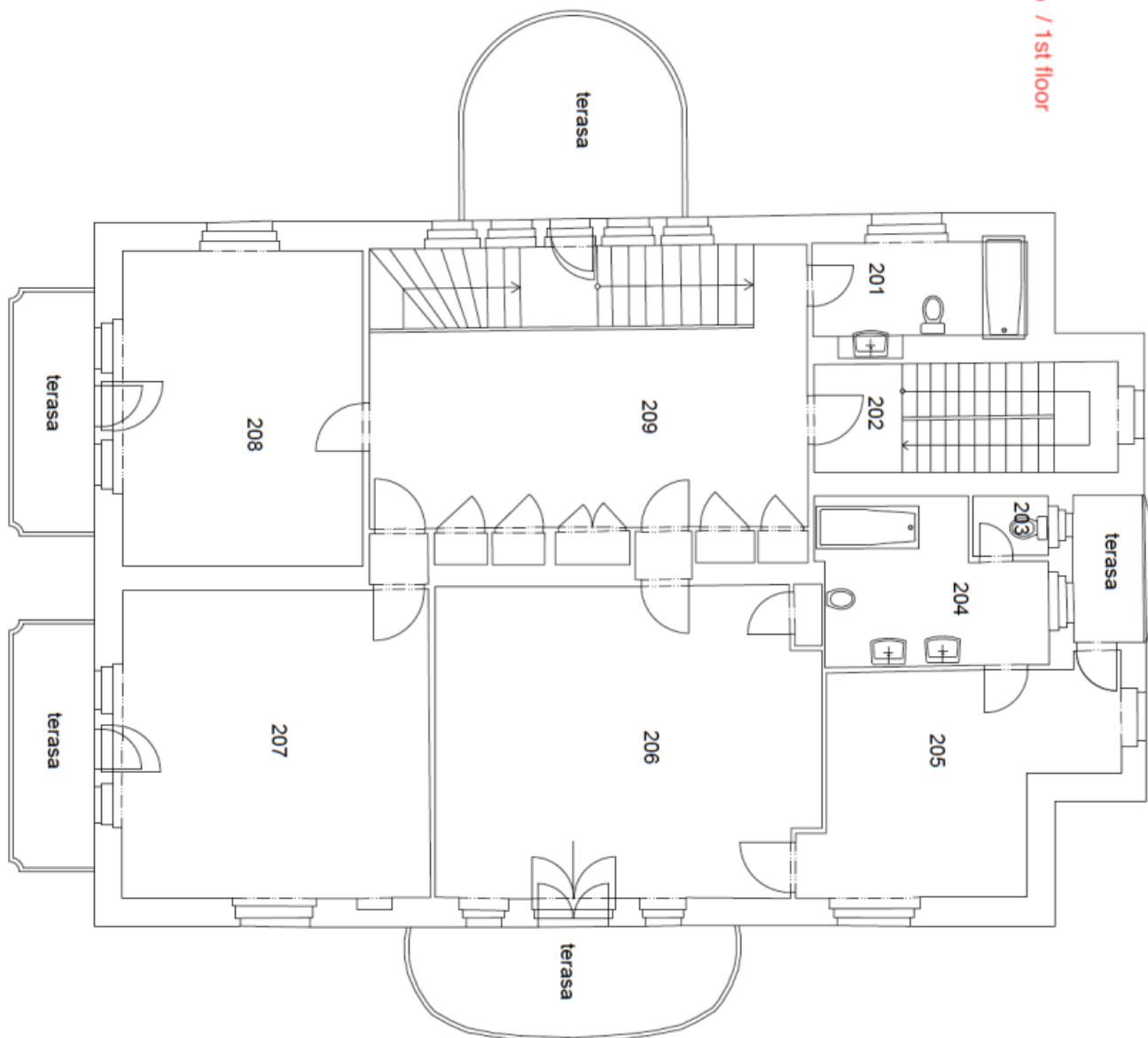
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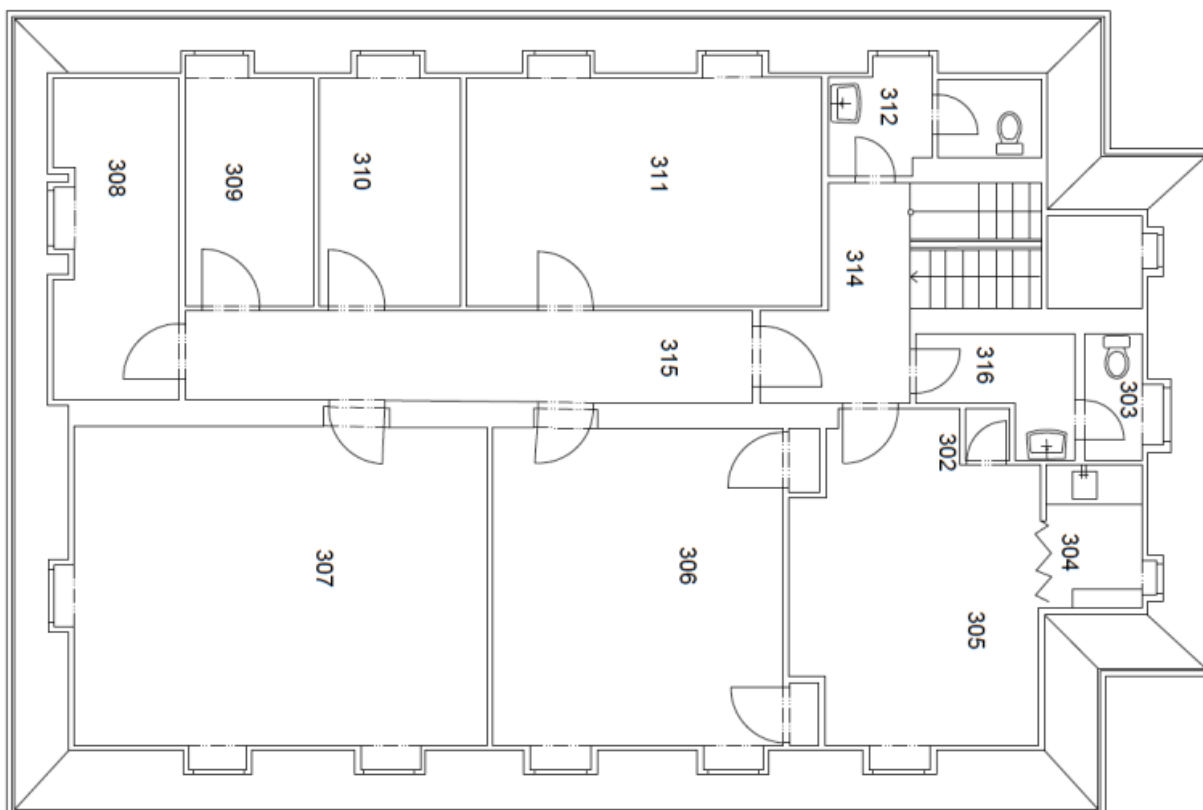
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1. patro / 1st floor





2. patro / 2nd floor