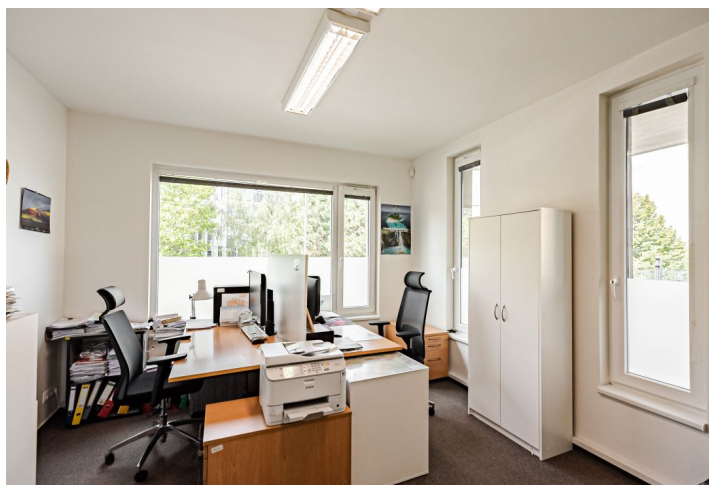




Office space

Prague 4, Chodov

€ 377 414 | CZK 8 990 000





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Available area	103 m ²
Tenant consumption	—
Parking	possibility to purchase 2 spaces in the underground garage
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	43639

This one-hundred-meter non-residential space accessible directly from the street is located on the ground floor of a modern energy-efficient house from 2014, which is part of a residential development in Prague 11 – Chodov, easily accessible by both public transport and by car.

The area is divided into a reception area, 2 **separate non-passable offices**, a kitchen, a bathroom (with shower, sink, and toilet), a second toilet with a sink, and an entrance hall.

The premises are currently used as offices but are also suitable as a doctor's office, a beauty salon, etc. Facilities include plastic windows with interior blinds, carpeted floors in the offices, and tiles in the other rooms. **It is possible to purchase 2 garage spaces** in the basement of the building (not a condition).

The building is located a 5-minute walk from a bus stop or a 10-minute drive from the **Háje metro station**. The **highway** speeds up the drive by car and there are **parking areas** around the building. A **cafe** and a grocery store are nearby, and the surrounding area is known for its many sports facilities (swimming pool, tennis courts, sports hall, and outdoor gym).

Total area 103.2 m².

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

