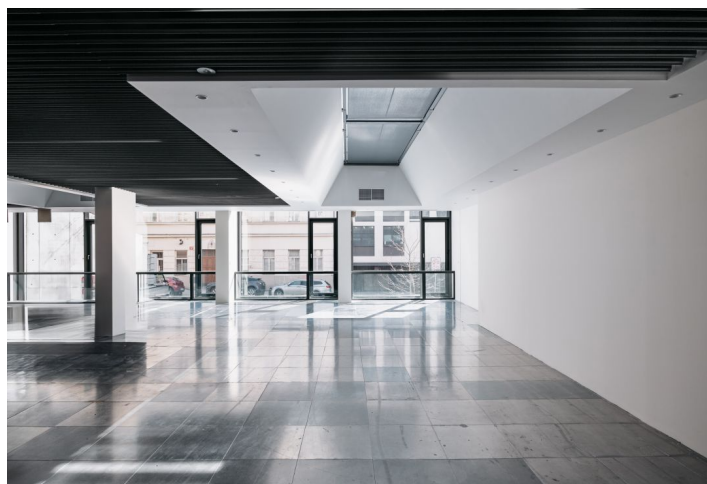
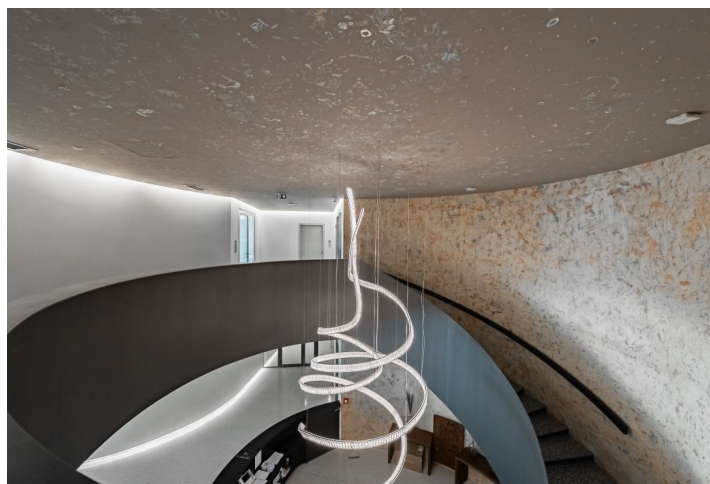




Office building

430 m², Prague 5, Smíchov, Holečkova

€ 16.00 / m² | CZK 400 / m²

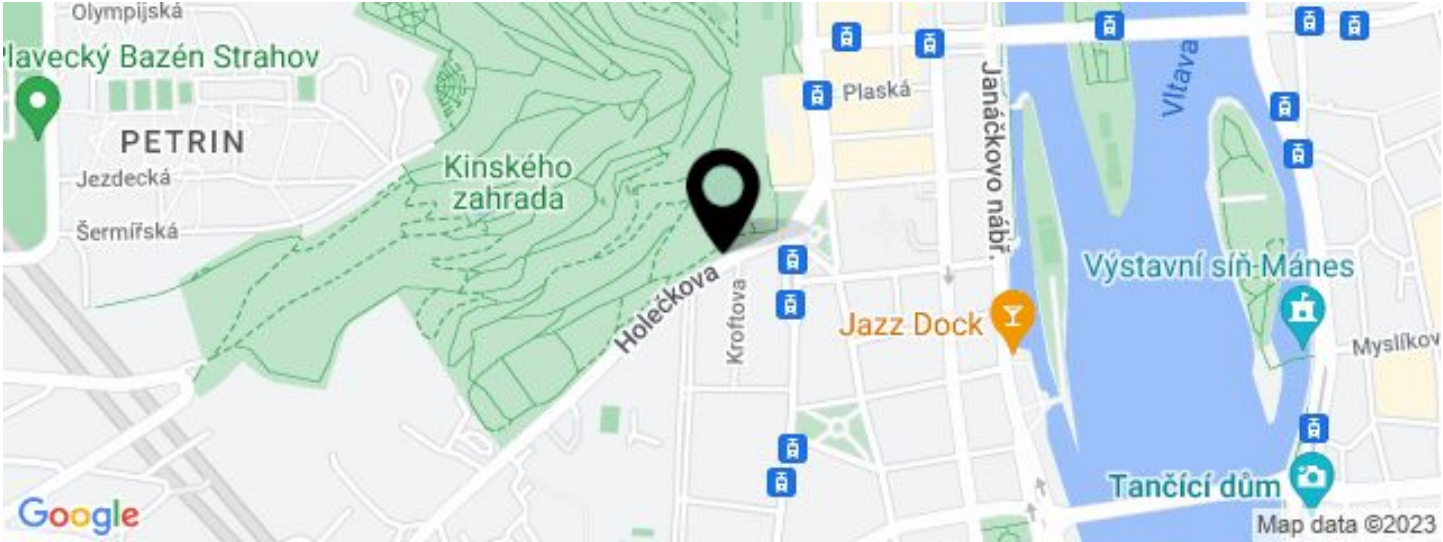




Office building

430 m², Prague 5, Smíchov, Holečkova

€ 16.00 / m² | CZK 400 / m²



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 1st floor	100 m²	150 CZK monthly per m²	EUR 200 / pp / month	€ 16 / m²
Office space, 1st floor	330 m²	150 CZK monthly per m²	EUR 200 / pp / month	€ 16 / m²
Retail space	287 m²	150 CZK monthly per m²	EUR 200 / ps / month	€ 16 - 18 / m²

**Office building**

430 m², Prague 5, Smíchov, Holečkova

€ 16.00 / m² | CZK 400 / m²

Service price	150 CZK monthly per m²
Total building area	5 364 m²
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	17184

Development of a mixed-use building designed by the renowned DaM architectural studio located in the sought after area of Hřebenky, Prague 5. The unique atmosphere of this area is due to the fact that it is close to the historical city center, as well as the area's topography. The project is located on the southern slope of Petřín Hill, providing a variety of stunning architectural views of the surrounding 1920 and 1930 villas, while the upper floors boast unobstructed views of the city.

The project location is also exceptional for its accessibility both by car and public transport, and in particular for its setting in a large lush area near Kinsky Garden. Another advantage is the walking distance to the Nový Smíchov/Anděl shopping and entertainment center. The project offers three underground and five aboveground floors of almost 2000 sq. m of commercial space, 30 apartments, 74 parking spaces, a swimming pool, spa, sauna and an abundance of separate storage spaces. The project includes a large 2000 sq. m landscaped garden and a generous lobby with reception.

Location:

The location of the project is also exceptional due to its accessibility by car and public transport and above all its setting in a large garden near the park - Kinský Garden. The advantage is also the walking distance to the shopping and entertainment centre Nový Smíchov.

Features and Services:

Reception
 Parking
 Swimming pool, wellness, sauna
 Storage rooms
 Garden
 Lobby
 18 parking spaces
 Fitness

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

**Office building**430 m², Prague 5, Smíchov, Holečkova€ 16.00 / m² | CZK 400 / m²