



Office space

Prague 8, Karlín, Křižíkova

Sold





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Available area	636 m ²
Tenant consumption	—
Parking	Parking space at extra cost
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	38651

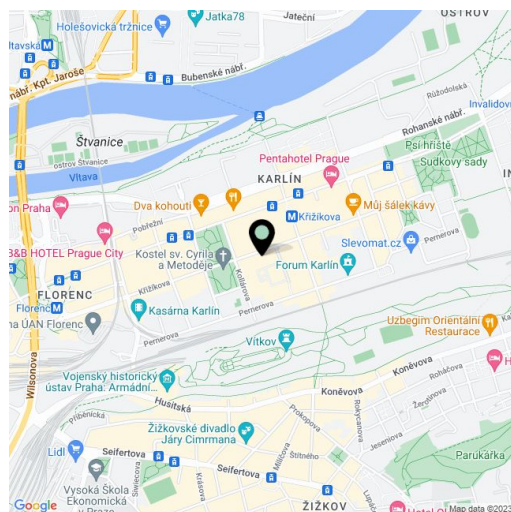
We have the exclusive right to sell this unique, street-level commercial space with a total area of 636 sq. m. in the "Dva domy" (Two Houses) project, which is currently being built right next to the Křižíkova metro station on Karlín's high-street. Designed by the renowned Slovenian Bevk Perovič Arhitekti studio, the project will, in addition to retail premises, also offer more than 100 above-standard apartments. Expected approval date 9/2022.

The retail space by the Karlín Group development company is offered in the state of shell & core. The open space on the ground floor will be accessible from Křižíkova Street and from the **park** on the south side of the Corso Karlín and Corso II office buildings. Large-format **shop windows** will face Křižíkova Street. **Storage space** will be available on the underground floors. **Garage parking spaces** are offered for an additional price.

The project is set in the lively **Karlín** district near modern residential and commercial complexes—Corso Karlín, the Meteor Center Office park, or the brand new Praga Rezidence. A metro station and tram stop are near the building and the city center is just a few minutes away, as is the Florenc bus terminal or the Masaryk and Main railway stations.

Total area 636 m².

The offer price is without VAT; the sale is subject to VAT.



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[illegible]

DVAJOMY

1.NP

jednotka	podšifnová plocha
101 Nájemní jednotka 01	635,7 m ²
102 Nájemní jednotka 02	892,2 m ²



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