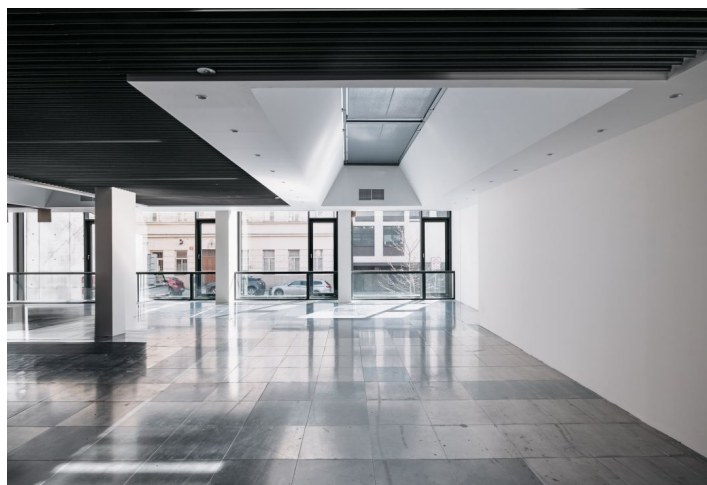
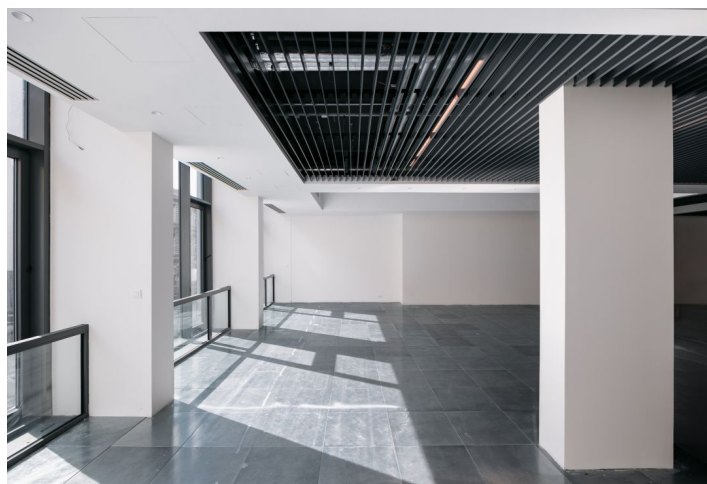
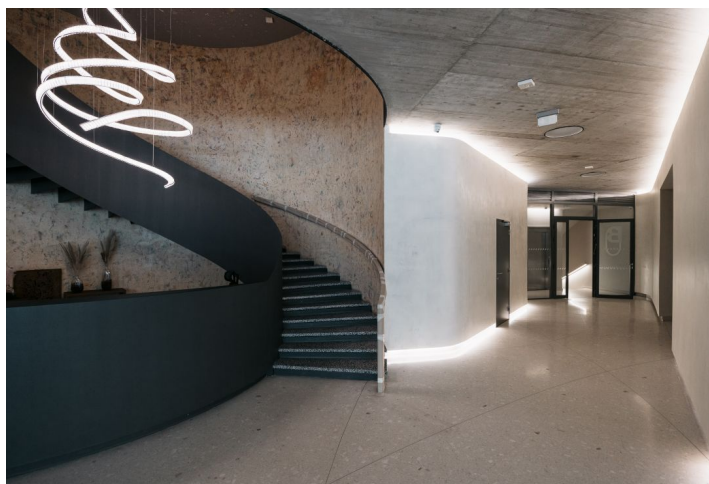
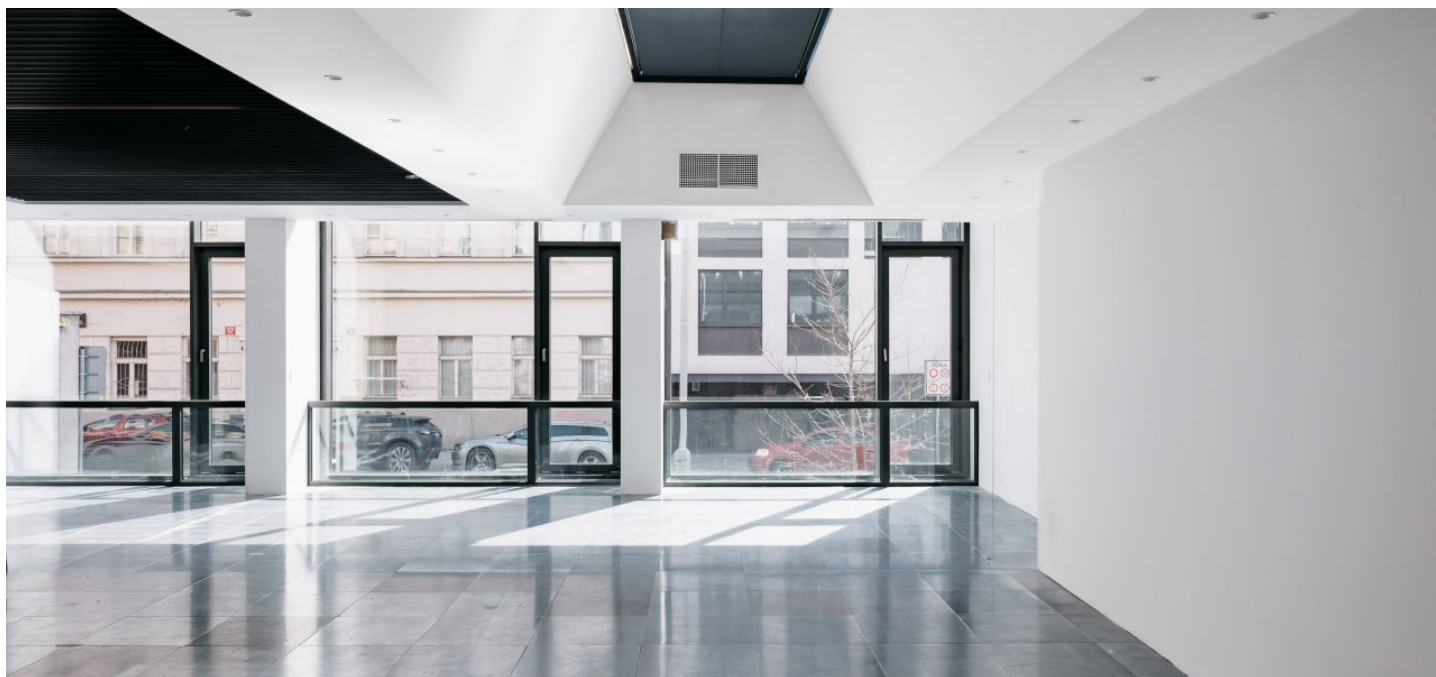


Office space

€ 16.50 / m<sup>2</sup> | CZK 413 / m<sup>2</sup>

Prague 5, Smíchov, Holečkova



## Office space

€ 16.50 / m<sup>2</sup> | CZK 413 / m<sup>2</sup>

Prague 5, Smíchov, Holečkova

<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	345 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 200 / pp / month
<b>PENB</b>	B
<b>Reference number</b>	102639

Office space for lease in a modern multifunctional building designed by the renowned architectural studio DaM. The unique atmosphere of the residential area is due to the location in close proximity to the historic city centre and the topography of the terrain. The project is located on the southern slope of Petřín Hill, which offers many views of the surrounding buildings from the 1920s and 1930s, and uninterrupted views of Prague from the upper floors. The project offers almost 2,000 sq. m of commercial space on three underground and five above-ground floors, 30 apartments, 74 parking spaces, a swimming pool, wellness, sauna and a number of storage areas. The project also includes a 2,000 sq. m large landscaped garden and a generous lobby with a reception area.

**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 - up to 3 parking spaces  
 Swimming pool, wellness, sauna  
 Storage rooms  
 Garden  
 Lobby  
 18 parking spaces  
 Fitness

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

