

# Office space

Sold

Prague 6, Bubeneč, Jaselská





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Available area	1 450 m <sup>2</sup>
Min. area	1 450 m <sup>2</sup>
Tenant consumption	—
Parking	Parkování na pozemku
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	27006

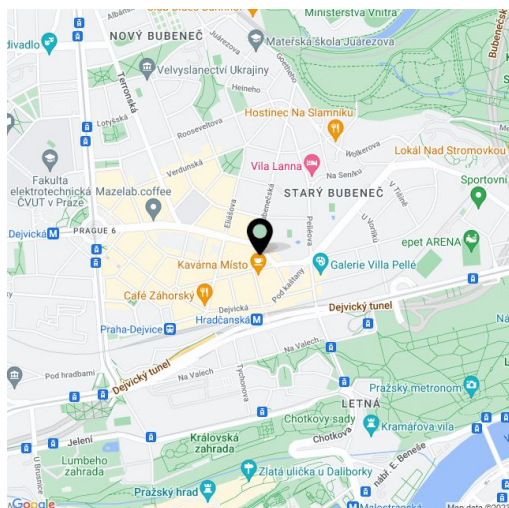
**Administrative villa, boasting among other things a garden and parking, has undergone a sensitive reconstruction. Set in the prestigious residential and diplomatic district of Bubeneč, the grand villa dominates the street it is set on. It is suitable for use as a corporate seat or for renting for commercial or residential purposes.**

The majority of the villa is currently used as **office space** with all facilities and amenities including air conditioning. The villa features **wooden and ceramic tile flooring and original wooden windows & doors (all repaired)**. **Furthermore, there is a garden-facing terrace.**

**The villa's spacious attic** is suitable for conversion into another office space. There is cellar space under the entire villa; the **cellars have high ceilings** and can be used for operating needs after a reconstruction. **9 parking spaces** are available on the property's paved courtyard, while other parking spaces can be created as well. The villa has a restored decorative facade and a **magnificent garden** with tall trees, which optically and acoustically separate the villa from the bustling street. The garden also features a **pergola, complete with seating.**

The villa is highly visible due to its impressive appearance and location. It has **excellent accessibility via public transport or by car** - the Blanka tunnel is within easy reach. Within a comfortable walking distance (150 meters) one can find the **Hradčanská metro, tram and bus stop**. **The surrounding area has many restaurants serving a variety of world cuisines (Italian, Japanese, Mediterranean,, etc.), several stylish bistros, and classy cafes.** ATMs, shops, drug stores - all within walking distance. The location is also popular due to its close proximity to **Stromovka and Letenské sady – Prague's most popular parks, perfect for sports and leisure.**

Total area 1450 m<sup>2</sup>, built-up area 573 m<sup>2</sup>, plot 986 m<sup>2</sup>, garden 388 m<sup>2</sup>.



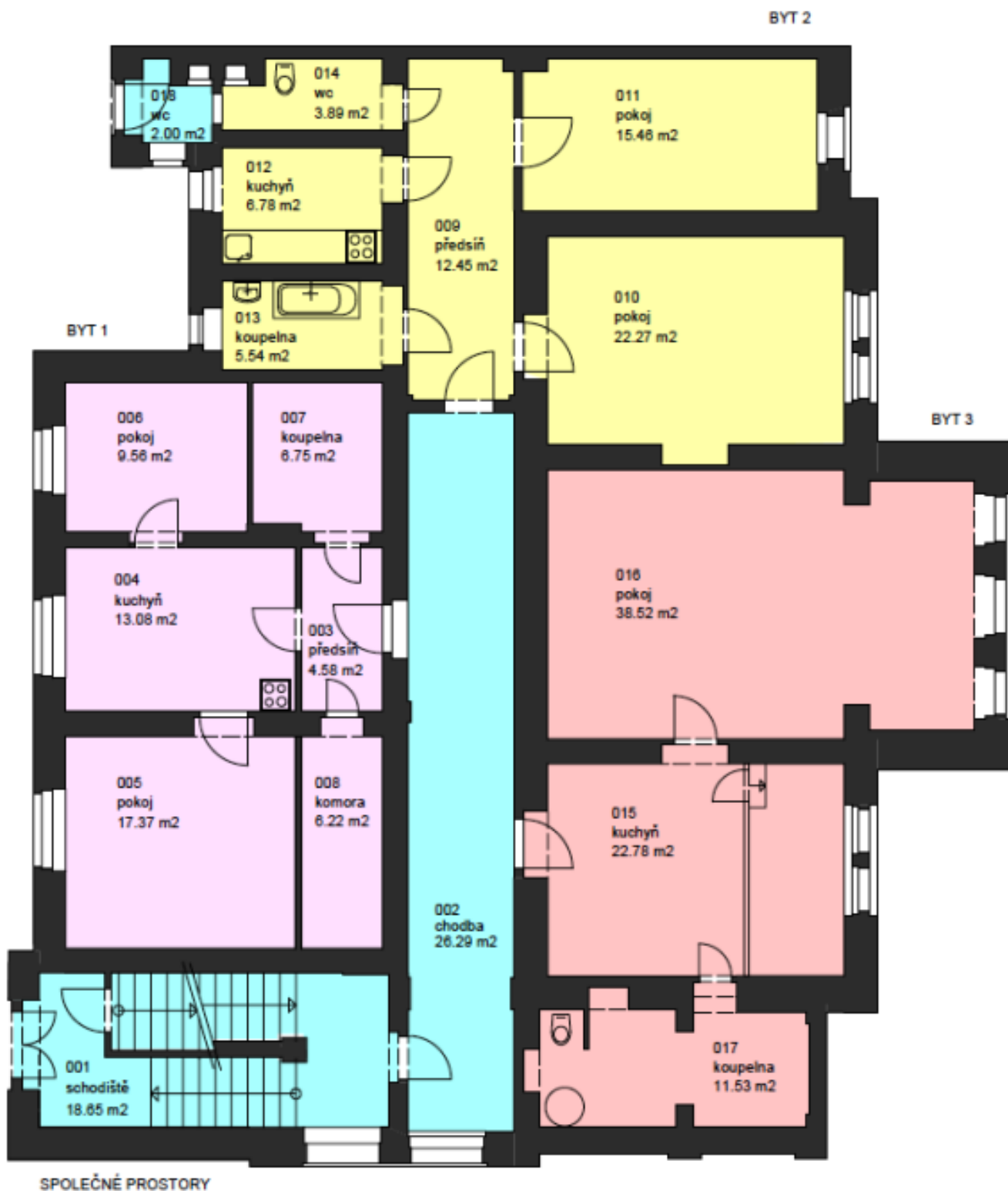
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## 1. SUTERÉN



## PŘÍZEMÍ (1. NP)



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