



Office space

Prague 5, Malá Strana, Janáčkovo nábřeží

Sold





Available area	87 m ²
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	35869

The apartment unit that easily be styled as an elegant office boasts high ceilings, preserved original craftsmanship, and beautiful views of the treetops, the river, and the National Theater beyond. It is located on the 1st floor of a Neo-Renaissance apartment building from 1878 built according to the designs of architect Alois Filčík at a prestigious address on the Janáček Embankment.

The current layout consists of a large living room, 1 small room, a separate kitchen (unfurnished), a bathroom, and an entrance hall. The main room can be partitioned to create two rooms. There is enough space in the hall for the installation of storage space.

The refined interior is complemented by **wooden casement windows**, original **parquet floors** in a Viennese pattern, and solid wood coffered doors. The bathroom is equipped with modern sanitary ware. The apartment comes with a **garage parking space in an automated parking system**.

The attractive location of the Janáček Embankment, where the cultural elite of the 19th and 20th centuries used to lived, is located within walking distance of the city center. It offers a complete range of services and plenty of greenery, especially on the **Střelecký, Dětský, and Kampa islands** or the **Petřínské sady Garden**. Cafes, restaurants, famous ice cream parlors, grocery stores, a post office, and a high school are nearby. Tram stops are not far from the building; the ride to the Anděl or Národní třída metro stations (line B) takes about 5 minutes. The building's main entrance is guarded by a **reception**.

Interior 87.27 m².

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





