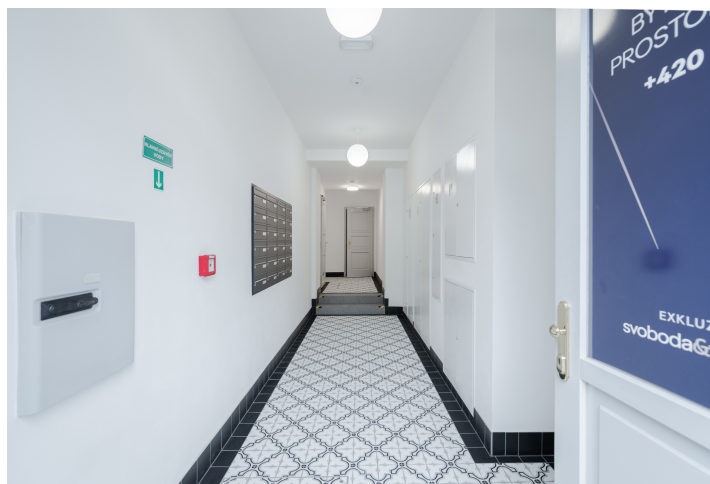




## Retail space

84 m<sup>2</sup>, Prague 5, Košíře, Plzeňská

€ 406 738 | CZK 9 900 000



## Prodejna 1

1. NP · 84,4 m<sup>2</sup>

111	Prodejna	2187 m <sup>2</sup>
112	Předstih	3,61 m <sup>2</sup>
113	Sklad	15,92 m <sup>2</sup>
114	Denní místnost	11,26 m <sup>2</sup>
115	Sklad	26,30 m <sup>2</sup>
116	Úklid	3,06 m <sup>2</sup>
118	Předstih	1,25 m <sup>2</sup>
117	WC	1,89 m <sup>2</sup>
Svlské konstrukce		2,44 m <sup>2</sup>
POCELANOVÁ PLOCHA		84,4 m <sup>2</sup>

Police perodělny  
v rámci domuUmístění prodejny  
na pátě

PLZEŇSKÁ



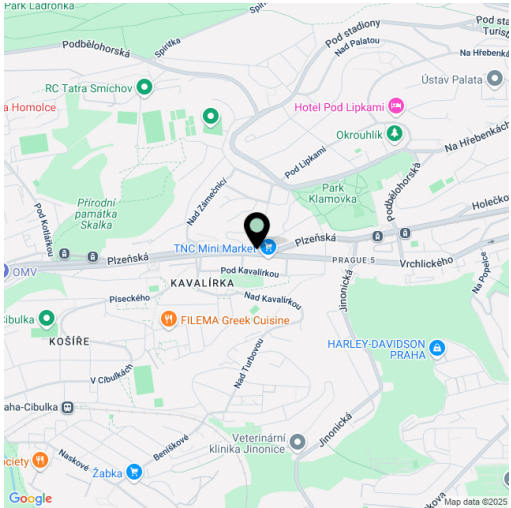


Retail space

84 m², Prague 5, Košíře, Plzeňská

€ 406 738 | CZK 9 900 000

Total area	84 m²
Parking	-
PENB	D
Reference number	109599



On the ground floor of this newly renovated apartment building, we offer this commercial space for sale with direct access from busy Plzeňská Street, providing excellent visibility and easy accessibility.

The layout includes a main retail area with **direct access from the street**, two storage rooms, a staff room with a kitchenette, a separate toilet, a cleaning room, and practical facilities for employees. The space is suitable for use as a shop, showroom, or gallery, among other possibilities. It will be delivered in a **"white walls"** condition, allowing for flexible completion according to the intended use. Heating is provided by a central gas boiler room.

The apartment building, originally built in 1919, is **being extensively renovated** with an emphasis on preserving original architectural features and ensuring high-quality craftsmanship.

The property is located on Plzeňská Street in Prague 5, at the border of Smíchov and Košíře, near the Prague Ring Road with convenient connections to the D6 highway towards Karlovy Vary and the D5 towards Plzeň. It is two tram stops from the Anděl metro station and Nový Smíchov shopping center. The area offers good civic amenities, including nursery and primary schools, shops, and restaurants.

Usable area 84.4 m².