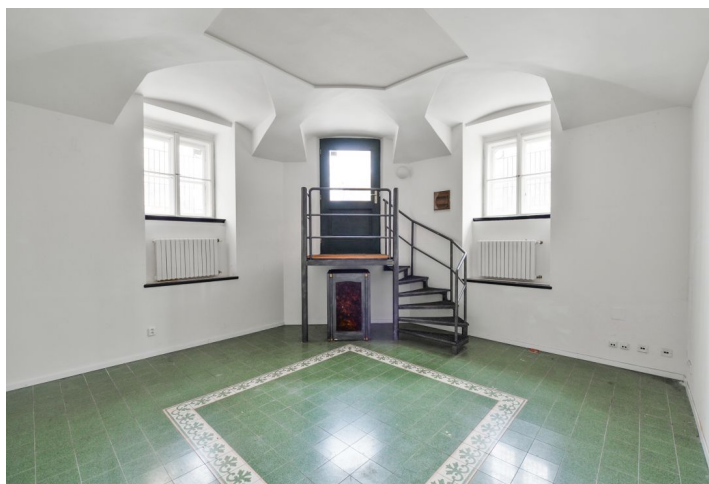






Retail space

133 m², Prague 5, Smíchov

€ 394 412 | CZK 9 600 000

Total area	133 m ²
Parking	-
PENB	G
Reference number	109757

Impressive two-level non-residential space with direct corner access located in a fully renovated historic residential building situated in a prestigious location, within walking distance of the city center and the vibrant pedestrian zone of Anděl in Smíchov.

The entrance level (on the lower ground floor), brightened by **street-facing windows**, consists of a front room — a hall with a reception and an entrance from the outside — a back room, a kitchenette, a bathroom with a toilet, and a spiral staircase leading to the lower level. This lower level features three separate rooms and a storage area.

The premises can be used as offices, a café, a showroom, or a shop. In the past, they served as a tearoom and a wine store. The floors are tiled; the lower level features exposed stone and **brick walls**, and mock stained-glass windows add to the **cozy atmosphere**. Heating is provided by a gas boiler.

A prestigious and **highly visible location** on the border of **Smíchov** and **Malá Strana**, right on the **Vltava embankment**. The area is easily accessible by tram or metro and is full of life, attracting visitors not only with its many cafés and restaurants but also with the green spaces of **Dětský** and **Střelecký Islands**, **Kampa**, and the **Petřín Gardens**.

Total area 132.71 m².



Retail space

133 m², Prague 5, Smíchov

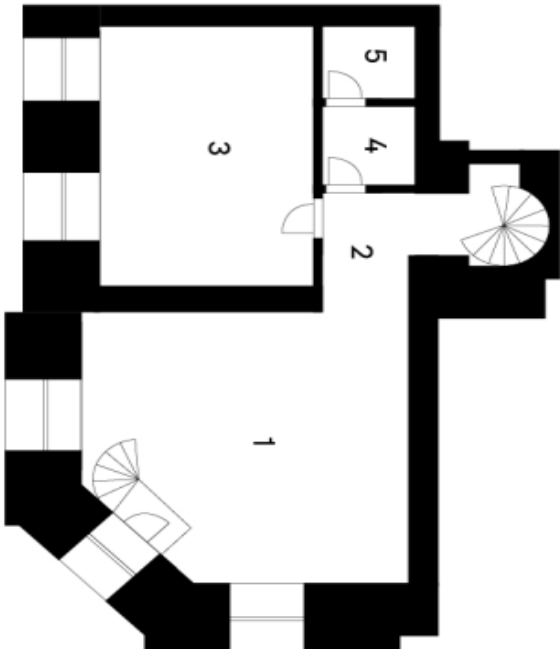
€ 394 412 | CZK 9 600 000

Janáčkovo Nábřeží

Obchodní prostor

1. NP

1	Kancelář	28,71 m²
2	Chodba a schody	6,27 m²
3	Kancelář	19,47 m²
4	Předsíní WC	2,29 m²
5	WC	2,39 m²
Celková plocha		59,13 m²





Retail space

133 m², Prague 5, Smíchov

€ 394 412 | CZK 9 600 000

Janáčkovo Nábřeží

Obchodní prostor

2. NP

1	Skład Zasedací místnost	27,16 m²
2	Skład Zasedací místnost	25,95 m²
3	Chodba a schody	5,04 m²
4	Skład	15,43 m²
Celková plocha		73,58 m²

