



Office building

€ 10.50 - 12.50 / m² | CZK 256 - 304 / m²

371 m², Prague 7, Troja, Nad Kazankou

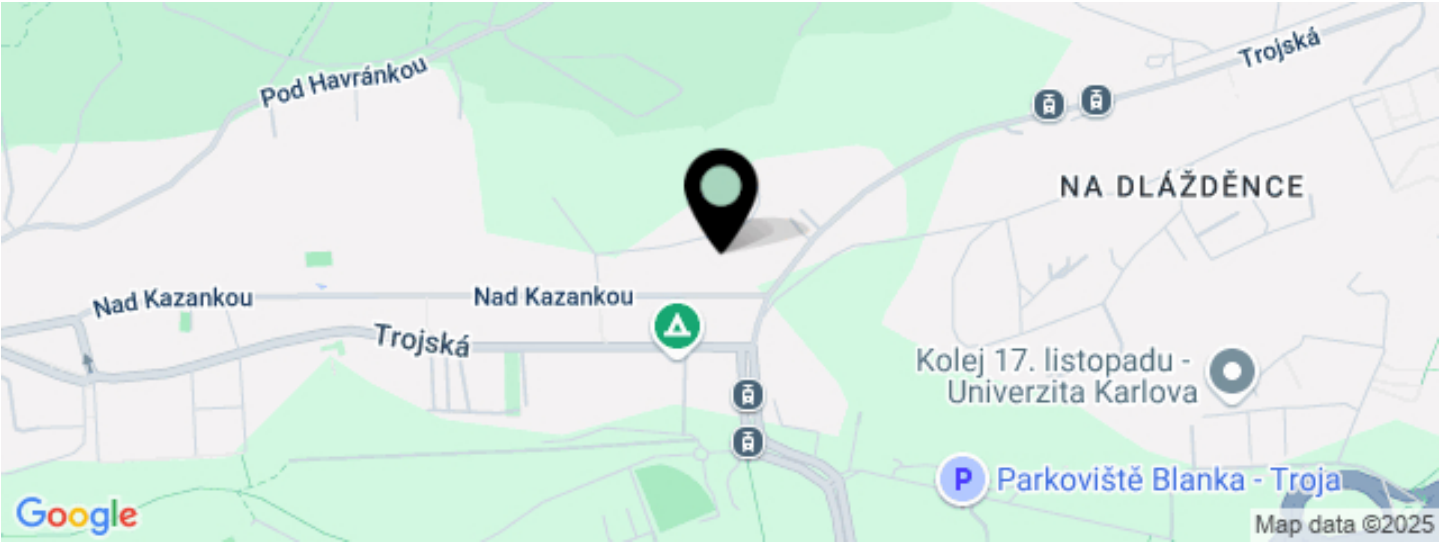




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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd and 4th floor	181 - 371 m²	95 CZK monthly per m²	CZK 3 000 / pp / month	€ 10.50 / m²

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Service price	95 CZK monthly per m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	Not required
Reference number	109784

Representative four-story villa from 1920 is located in a quiet residential area of Prague - Trója. The property is surrounded by a carefully maintained garden, which ensures plenty of privacy. The office spaces on the upper floors are equipped with air conditioning, and parking is available in the garage or directly on the street. The location offers an exceptional environment within walking distance of the zoo and botanical gardens, Troja Castle, the Salabka vineyard, Císařský Island, and Stromovka Park.

Location:

There is a bus and tram stop in the immediate vicinity of the villa. The Nádraží Holešovice metro station (line C) and the train station are just one tram stop away. The location has great connections to the city ring road and, to the Blanka tunnel, also quick connections to the western and southern parts of Prague. In addition, there is a cycle path along the Vltava River leading to Klecany in the immediate vicinity.

Features and Services:

Possibility of parking on the street - no blue zone

Lift

3rd and 4th floor air conditioning

Utility room and boiler room

Social facilities with shower

Alarm and coding equipment

Servery with air conditioning

Storage rooms

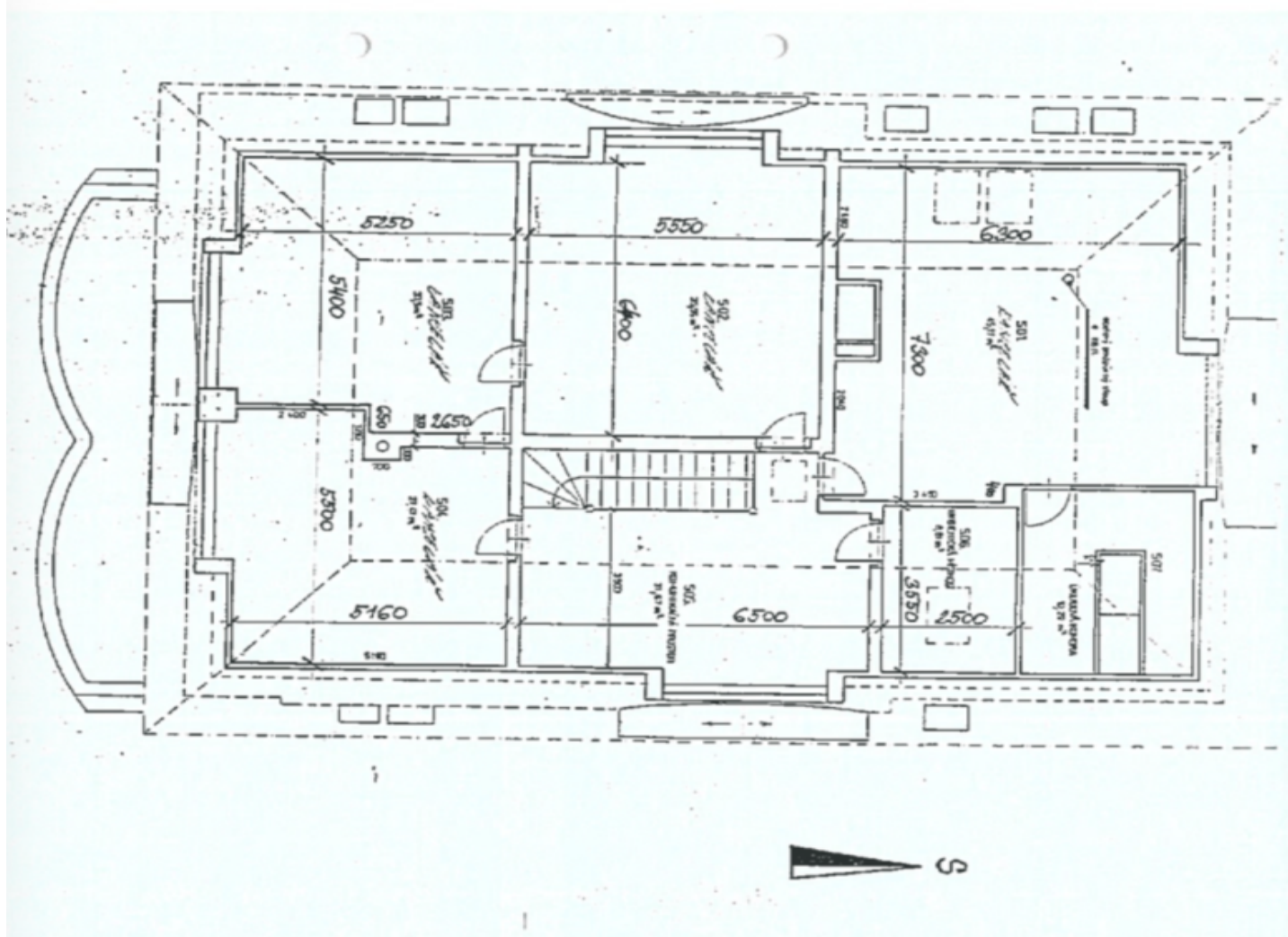
Gas boiler

Radiators

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

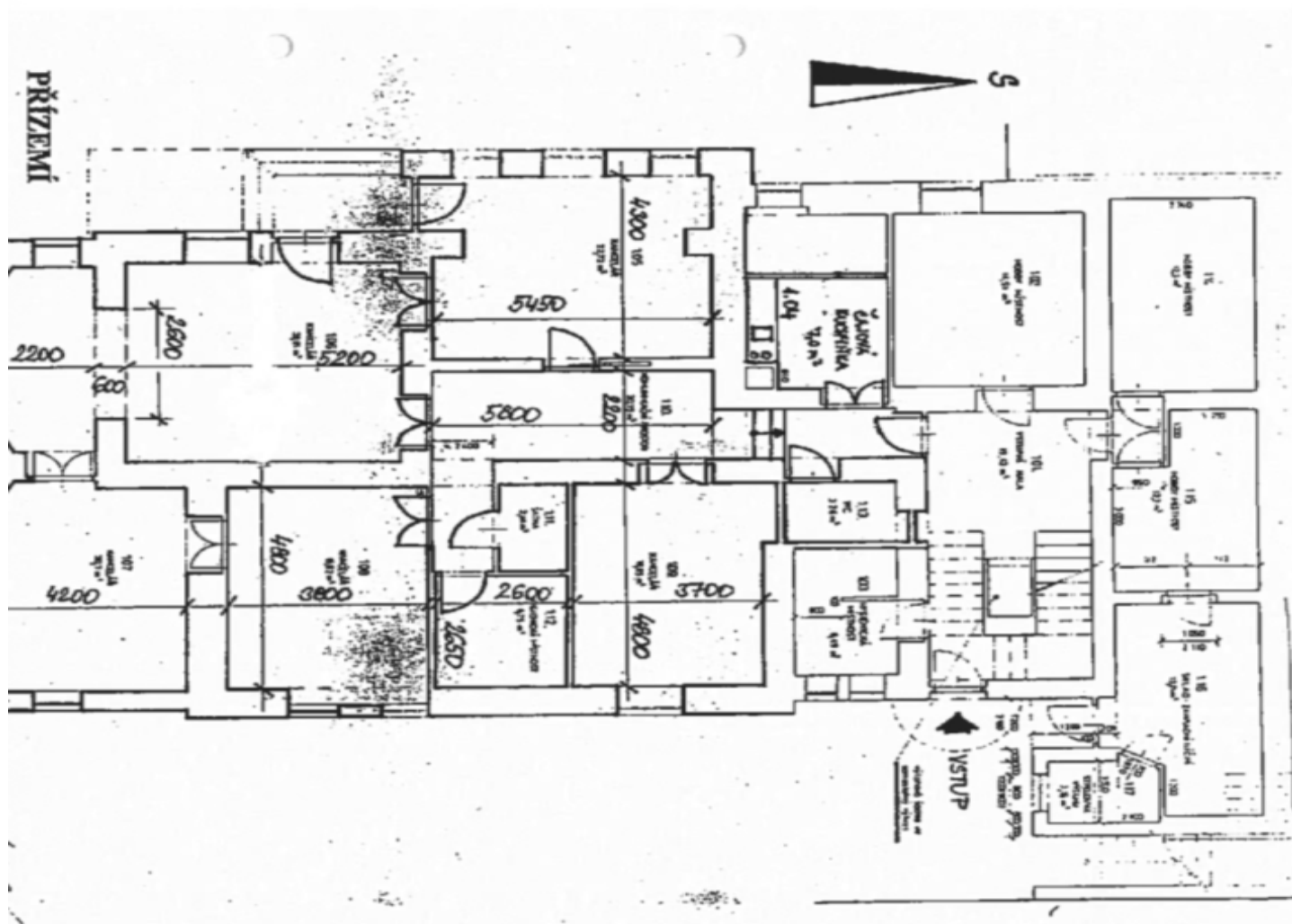


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