



Office space

Prague 8, Karlín, Šaldova

€ 1 417 420 | CZK 34 500 000





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Available area	210 m ²
Tenant consumption	—
Parking	Garage parking space
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	110313

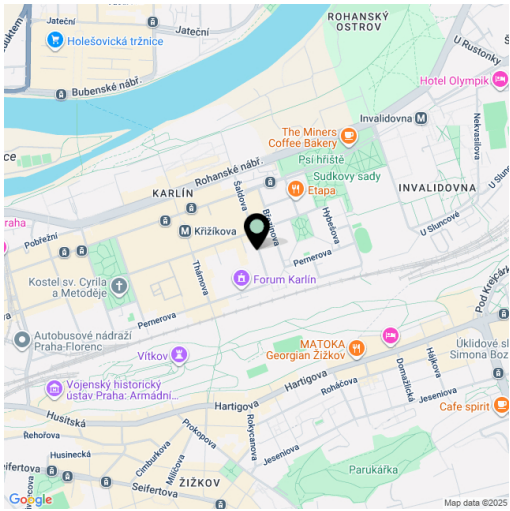
Offer of a unique, spacious semi-residential unit with a loggia, whose interior and original built-in features were designed by a renowned Czech architect. The studio/gallery is located on the ground floor of the Cornlofts Šaldova development in Karlín, about 200 meters from Forum Karlín and the Křižíkova metro station. The property also includes a private garden with a children’s playground, a garage parking space with a wallbox, and a storage room.

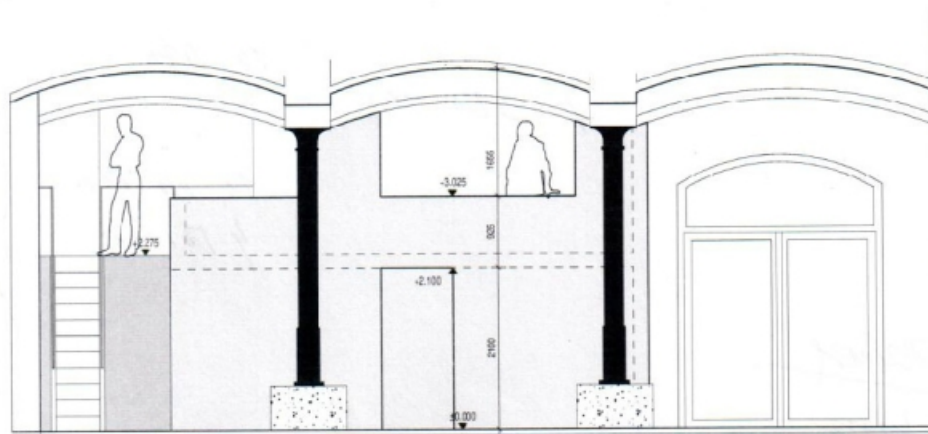
The unit, with an area of over 200 m² and an impressive ceiling height of 4.5 meters, blends industrial history with modern design. Cast-iron columns, sandstone landings, and vaulted ceilings date back to the late 19th century, when the space was used as a granary. Facilities include a bathroom with a shower and an office in a built-in mezzanine.

Karlín is a vibrant district offering full access to services and shops, along with a rich selection of venues for sports, cultural, and social activities. Art Nouveau buildings and former factories now house top restaurants, wine bars, and independent galleries. Nearby Forum Karlín hosts concerts by internationally renowned bands, and the Karlín Musical Theatre stages world-famous musicals. Excellent public transport connections are provided by trams and the Křižíkova metro station.

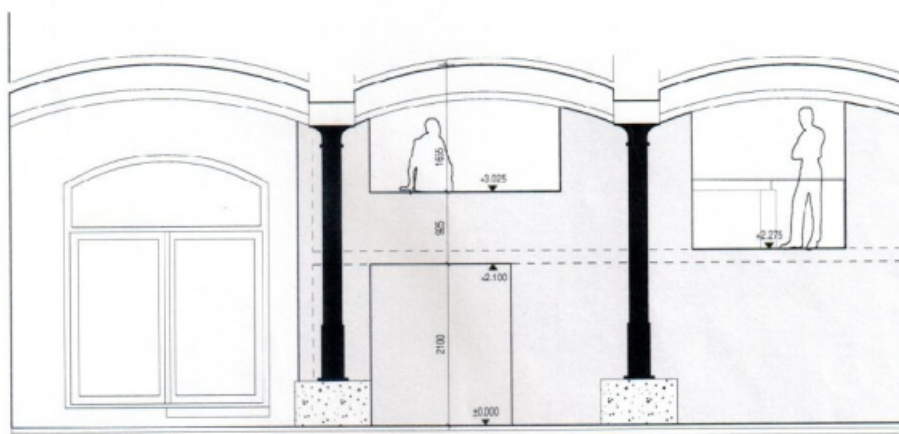
Usable area 210.24 m², including a ground floor area of 163.49 m², a 24 m² mezzanine, and a 22.75 m² loggia.

Approved as another type of non-residential unit.

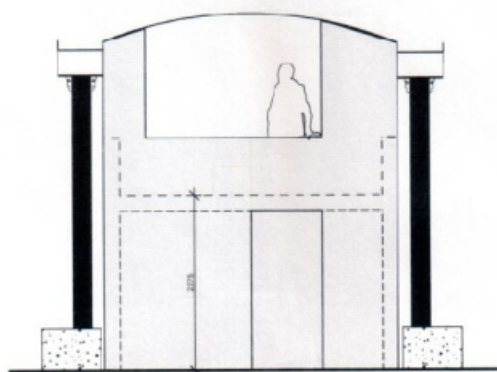




POHLED OD PAVLAČE NA VESTAVBU - NÁVRH M 1:50



POHLED OD ULICE NA VESTAVBU - NÁVRH M 1:50



ČELNÍ POHLED NA VESTAVBU - NÁVRH M 1:50

o PŘÍLOH - ZONOVAN
SV. BRAN
o ZONOVAN KOUT A PRAH

25.7.201

