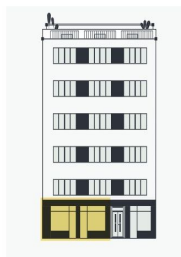
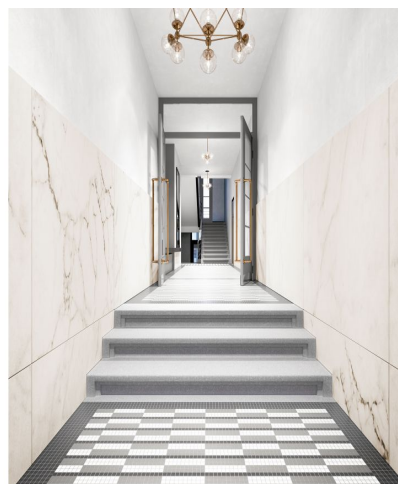
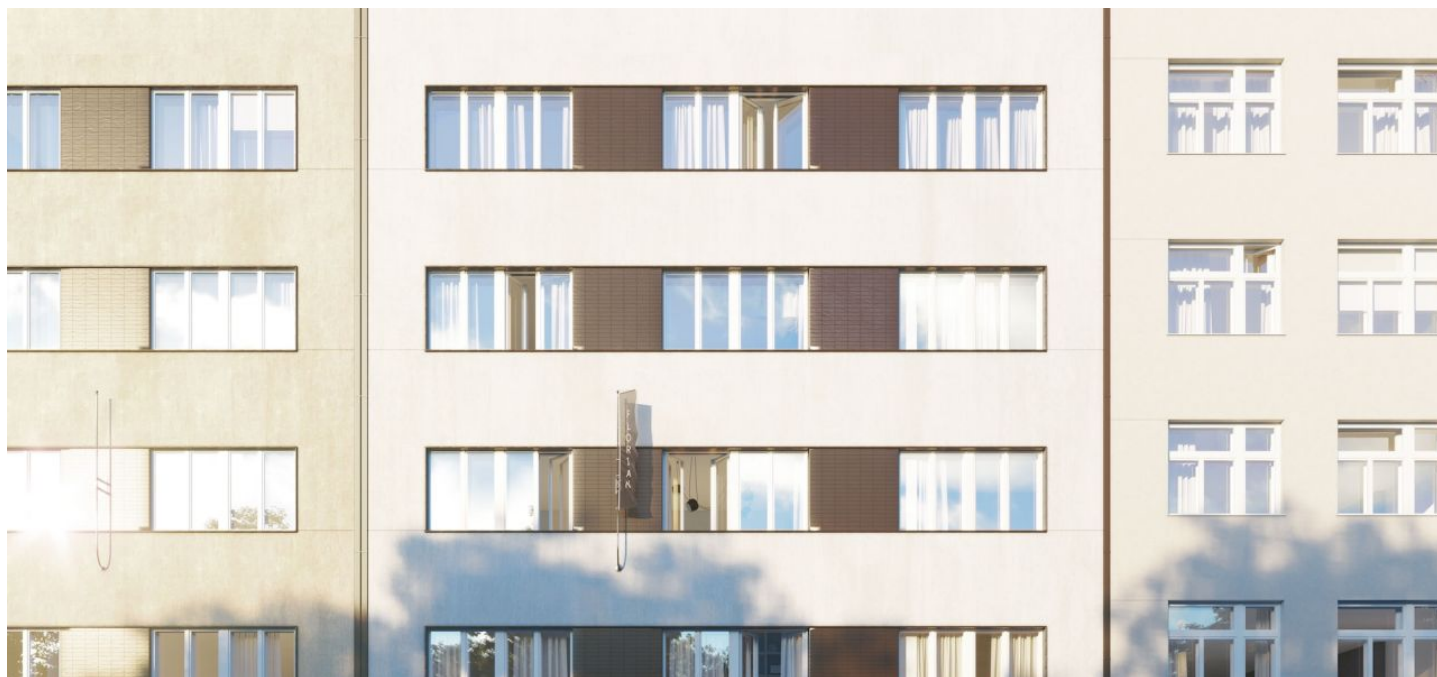




## Retail space

111 m², Prague 3, Vinohrady, Vinohradská

**Sold**





## Retail space

**Sold**111 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

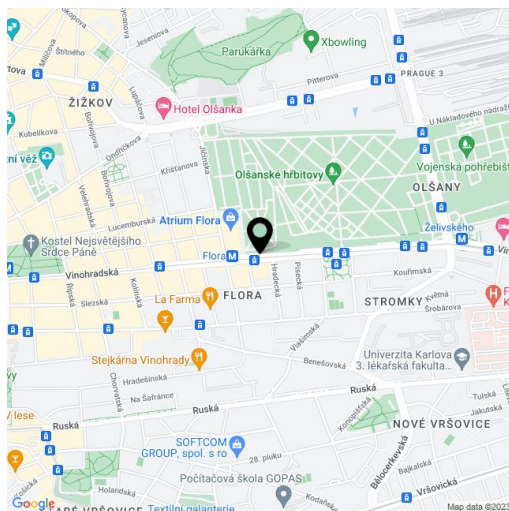
|                  |                    |
|------------------|--------------------|
| Total area       | 111 m <sup>2</sup> |
| Parking          | -                  |
| PENB             | G                  |
| Reference number | 28928              |

**Sale of retail space with direct access from Vinohrady Street, just across from a metro station, tram stop and the Atrium Flora shopping center. The unit is located in the [Florian Residence](#), a late Functionalist house with a repaired facade, new advertising windows and mosaic tiling.**

The object of the sale is retail space on the ground floor (110.82 m<sup>2</sup>) and office/warehouse on the first underground floor (48.36 m<sup>2</sup>). Part of the street-level unit will have **new safety-glass windows** and a separate entrance. The rooms on the lower floor have smaller windows facing street and are therefore used as an office. Space is offered in its **original state**, and the layout can be adjusted according to specific needs.

The building is located in a residential area full of daily foot traffic. The use of the non-residential space is **suitable for the sale of goods or for the operation of a café, wine bar or bistro**.

1.1: Usable area 159.18 m<sup>2</sup> (net floor area 146.67 m<sup>2</sup>).

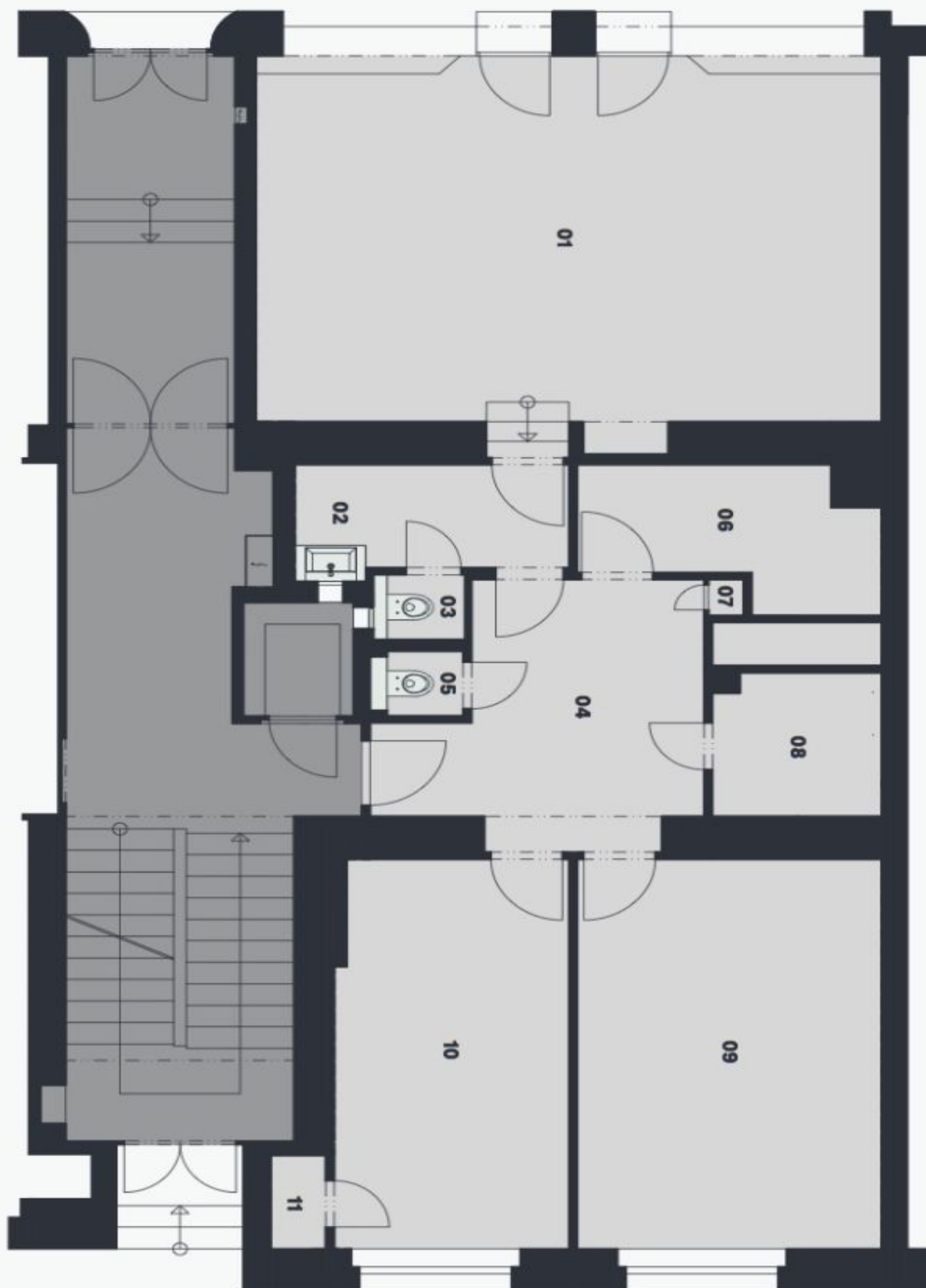




## Retail space

111 m², Prague 3, Vinohrady, Vinohradská

**Sold**





## Retail space

111 m², Prague 3, Vinohrady, Vinohradská

**Sold**





| č.                      | místnost | m <sup>2</sup> |
|-------------------------|----------|----------------|
| 01                      | prodejna | 38,20          |
| 02                      | zázemí   | 4,81           |
| 03                      | wc       | 1,00           |
| 04                      | hala     | 10,63          |
| 05                      | wc       | 1,0            |
| 06                      | kuchyně  | 5,96           |
| 07                      | komora   | 0,21           |
| 08                      | koupelna | 3,91           |
| 09                      | zázemí   | 19,55          |
| 10                      | zázemí   | 14,84          |
| 11                      | komora   | 0,85           |
| podlahová plocha celkem |          | 100,96         |
| celková plocha dle NOZ  |          | 110,82         |



| č.                      | místnost | m²    |
|-------------------------|----------|-------|
| 01                      | chodba   | 6,04  |
| 02                      | wc       | 1,00  |
| 03                      | kuchyně  | 2,51  |
| 04                      | koupelna | 2,70  |
| 05                      | zázemí   | 18,63 |
| 06                      | zázemí   | 14,25 |
| 07                      | komora   | 0,58  |
| podlahová plocha celkem |          | 45,71 |
| celková plocha dle NOZ  |          | 48,36 |