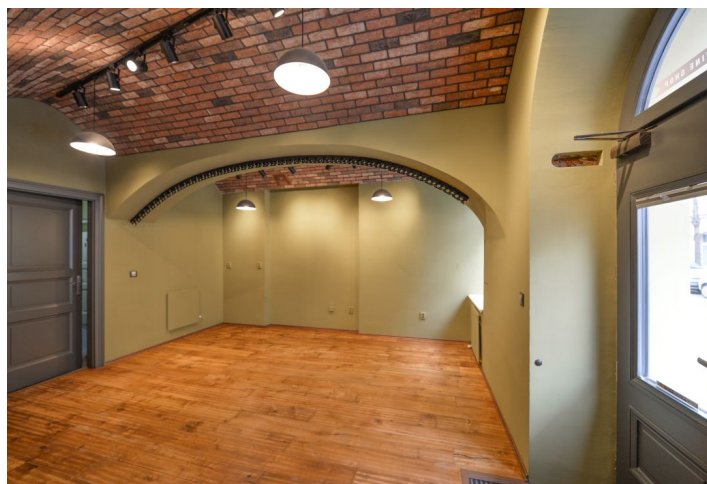




Retail space

30 m², Prague 2, Vinohrady, Americká

Sold





Retail space

Sold

30 m², Prague 2, Vinohrady, Americká

Total area	30 m²
Parking	-
PENB	G
Reference number	34805

This refurbished commercial space with good visibility is located on the ground floor of a corner apartment building near a busy square with a fountain surrounded by bars and restaurants in an attractive part of Vinohrady just a few minutes' walk from public transport stops.

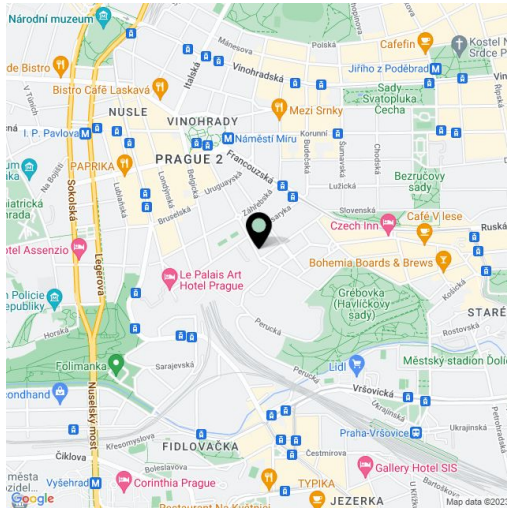
The space, suitable as a shop, workshop, office, or small bistro, consists of a main room, a small kitchen, and 2 toilets.

The commercial space, as well as the entire building, was reconstructed in 2015. Facilities include **air-conditioning**, lighting, and electric heaters. The main room boasts a **wooden floor and a vaulted ceiling**, while the window and entrance door are wooden.

The offered space is **ideally located** in an area full of cafes, restaurants, and bars. It is entered from nicely landscaped and tree-lined Americká Street, only a five-minute walk to the Náměstí Míru metro station or the Francouzská tram stop, as well as Havlíčkovy sady Garden.

Total area 30.25 m².

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



Sold

The floor plan shows a building complex with several rooms and structural features. Rooms are numbered 1 through 18, with some rooms having multiple instances (e.g., room 1 appears multiple times). Key structural annotations include:

- Level markers: $-1,20$, $-1,05$, and $\pm 0,0$.
- Dimensions: Various linear dimensions are provided, such as 1510, 2980, 100, 1390, 840, 770, 400, 3130, 1980, 4700, 4700, 3400, 1400, 5130, and 60.
- Structural elements: "stávající nosní ocelový sloup" (existing load-bearing steel column) and "stě z YTONGU tl. 25+15 cm" (wall from YTONG, thickness 25+15 cm).
- Other labels: "HEB 140", "NEBYTOVÝ PROSTOR" (non-residential space), and an angle of $44,497^\circ$.