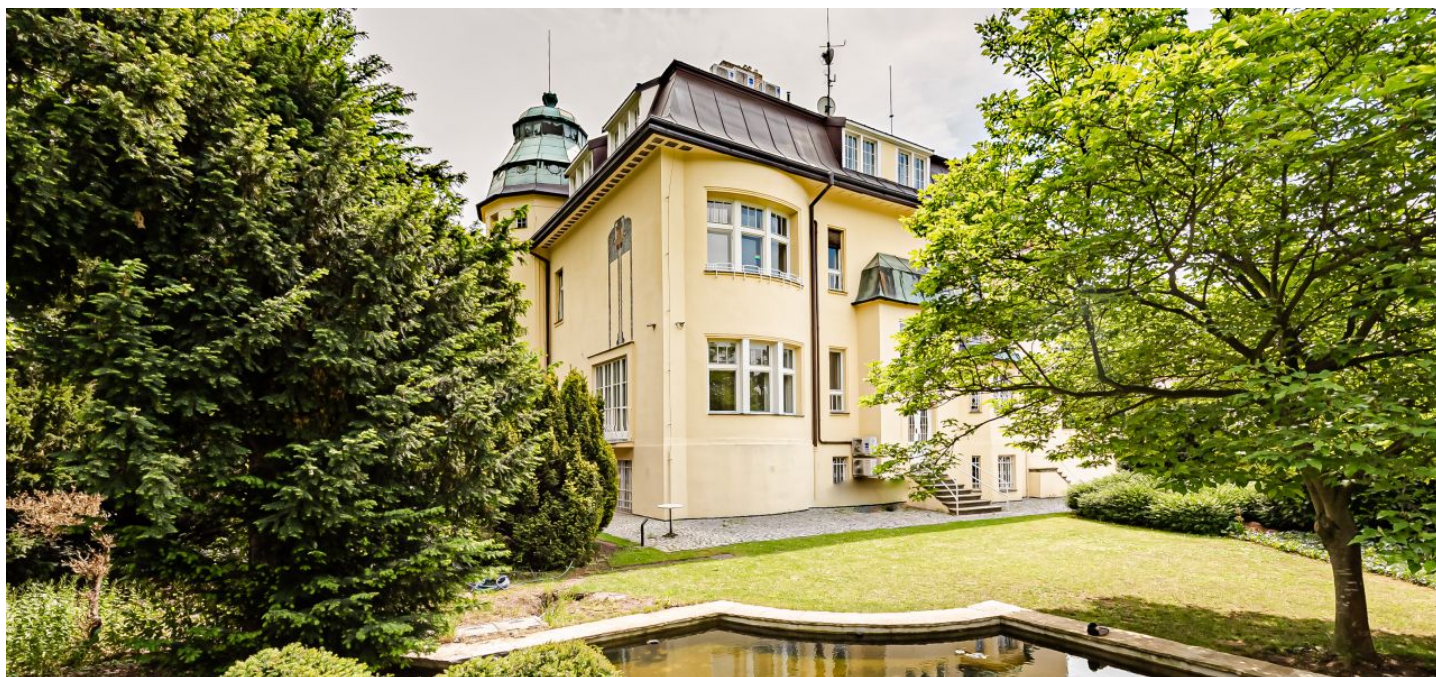




## Office building

Prague 6, Bubeneč, Na Zátorce

Rented





## Office building

Prague 6, Bubeneč, Na Zátorce

Rented

|                         |                                   |
|-------------------------|-----------------------------------|
| Service price           | 45 CZK monthly per m <sup>2</sup> |
| Total building area     | 902 m <sup>2</sup>                |
| Tenant consumption      | —                                 |
| Parking                 | Yes                               |
| Parking service charges | —                                 |
| Parking ratio           | —                                 |
| Certification           | —                                 |
| PENB                    | G                                 |
| Reference number        | 40316                             |

**Office space for lease in the architecturally unique Julius Kraus villa, built at the beginning of the 20th century by the builder Matěj Blecha and designed by the Art Nouveau and Cubist architect Emil Králíček. With late geometric Art Nouveau and Darmstadt elements, the two-story villa consists of a basement, a raised ground floor, first floor and an attic.**

Its impressive facade is decorated with colorful sgraffiti with a floral pattern designed by Antonín Waigant and a pair of polygonal buttresses. On the ground floor, the stunning staircase hall, lined with dark wooden coffered panelling, is next to a reception lounge separated by sliding glass doors. The interior boasts stained glass windows with geometric ornaments, a ceiling with elegant mouldings, and a large fireplace. The main feature of the exterior is a winter garden attached to the entrance level. Other standout exterior elements include a monumental cornice with an ornamental coffered frieze in a stylized geometric pattern and a mansard roof. The villa previously served as the residence of the Australian and Thai ambassador, or as the editorial headquarters of several publications such as ELLE magazine. The interior will undergo a much-needed renovation.

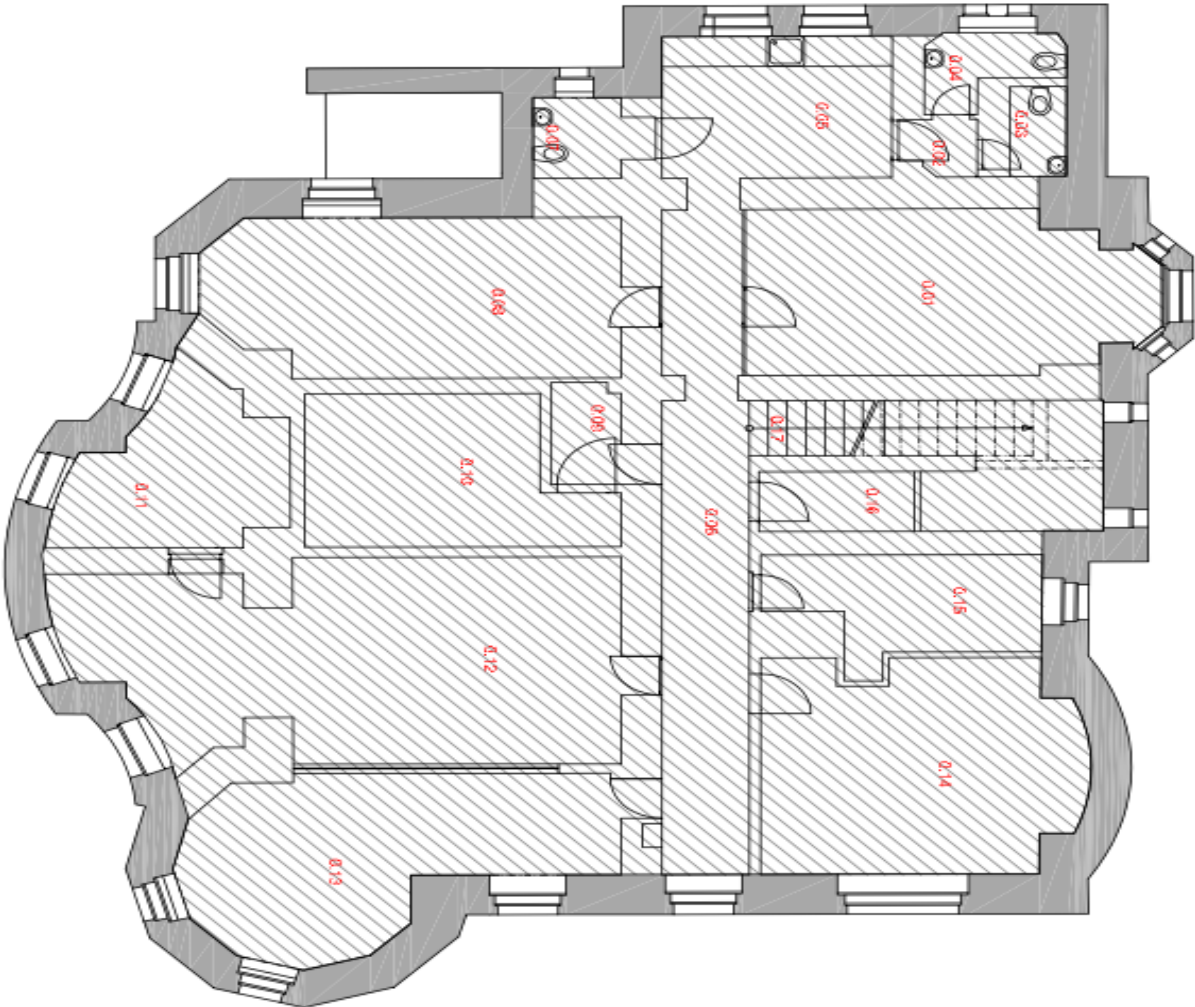
### Location:

The villa is located in a prestigious residential neighborhood in Prague 6 and is easily accessible by public transport from the center—the Hradčanská (line A) metro center is only several minutes away on foot. Letenská pláň, Stromovka Park, or Chotkovy Sady Gardens are all nearby. It is also surrounded by excellent civic amenities.

### Services and facilities:

Reception  
Air-conditioning  
Alarm  
Camera system  
23 offices  
2 meeting rooms  
3 kitchenettes  
6 toilets  
Storage space  
Server room  
Built-in storage systems  
Garden house  
Landscaped garden with terraces and a pond  
Parking spaces - 6 outdoor spaces, 3 garage spaces

Rent and fees listed without VAT. The tenant pays no commission.



LEGENDA MÍSTNOSTÍ 1.PP

| OZN.                 | NÁZEV MÍSTNOSTI   | PLŮCHA<br>m² |
|----------------------|-------------------|--------------|
| 0.01                 | ZASEDACÍ MÍSTNOST | 20,16        |
| 0.02                 | PŘEDSÍN WC        | 1,35         |
| 0.03                 | WC 1              | 2,05         |
| 0.04                 | WC 2              | 2,75         |
| 0.05                 | KUCHYŇ            | 10,79        |
| 0.06                 | CHODBA            | 18,40        |
| 0.07                 | WC 3              | 2,85         |
| 0.08                 | ZASEDACÍ MÍSTNOST | 21,35        |
| 0.09                 | PŘEDSÍN KOTELNY   | 2,75         |
| 0.10                 | KOTELNA           | 12,95        |
| 0.11                 | ARCHIV            | 10,25        |
| 0.12                 | KANCELÁŘ          | 34,23        |
| 0.13                 | KANCELÁŘ          | 21,00        |
| 0.14                 | KANCELÁŘ          | 20,90        |
| 0.15                 | DATOVÉ CENTRUM    | 8,05         |
| 0.16                 | UKLID             | 11,15        |
| 0.17                 | PROSTOR SCHODISTE | 5,05         |
| CELKOVÁ PLŮCHA 1. PP |                   | 255,85       |

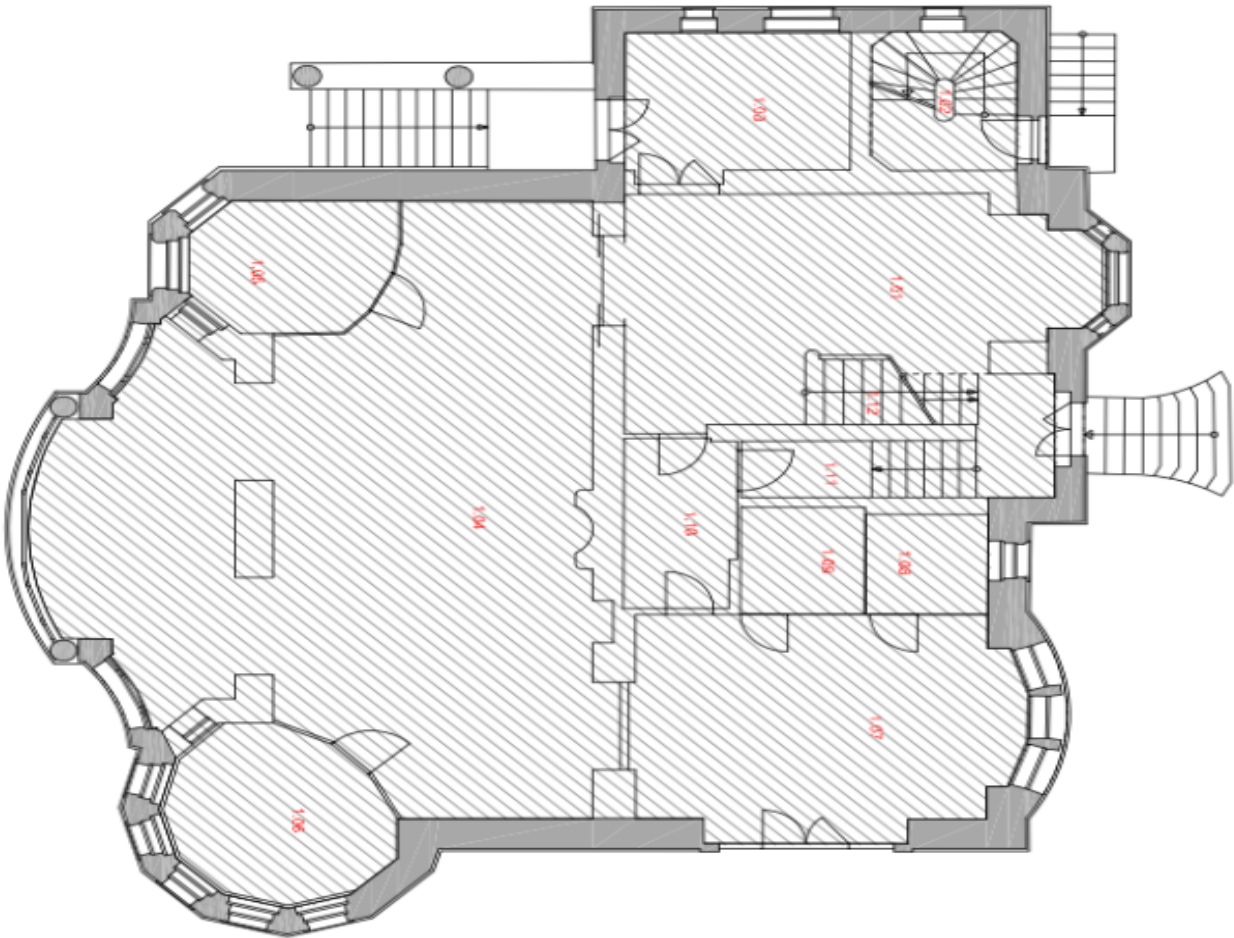
HRUBÁ PLŮCHA : 254,55 m²



Office building

Prague 6, Bubeneč, Na Zátorce

Rented

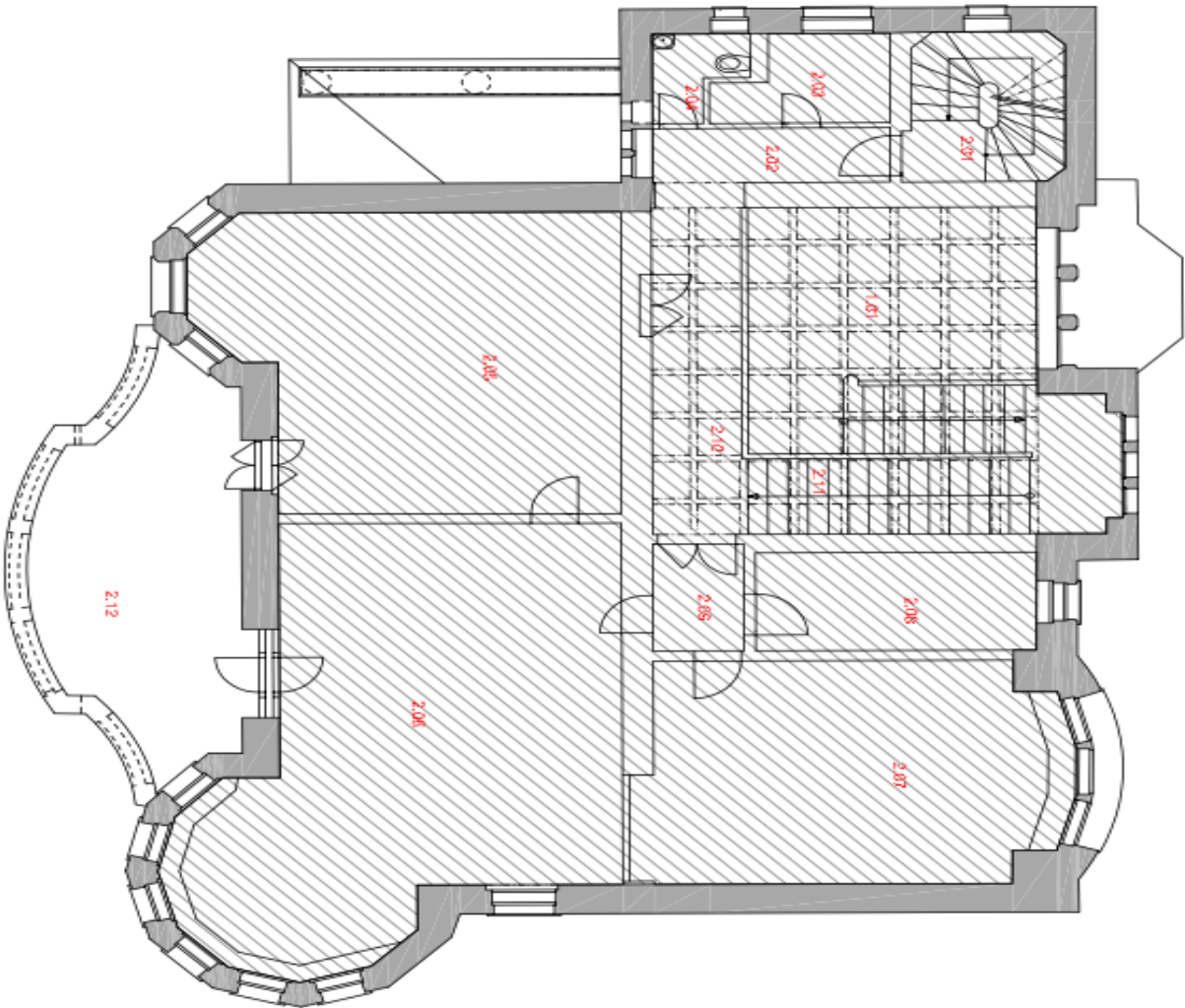


1.NP

LEGENDA MÍSTNOSTÍ 1.NP

| OZN.                 | NAZEV MÍSTNOSTI | PLOCHA<br>m² |
|----------------------|-----------------|--------------|
| 1.01                 | VSTUPNÍ HALA    | 32,90        |
| 1.02                 | SKLADSKÝ 1      | 7,60         |
| 1.03                 | RECEPCE         | 12,15        |
| 1.04                 | KANCELÁŘ        | 90,60        |
| 1.05                 | KANCELÁŘ        | 8,90         |
| 1.06                 | KANCELÁŘ        | 12,10        |
| 1.07                 | KANCELÁŘ        | 30,00        |
| 1.08                 | KANCELÁŘ        | 4,66         |
| 1.08                 | KANCELÁŘ        | 4,82         |
| 1.10                 | PŘEDSÍNÍ        | 6,00         |
| 1.11                 | CHODBA DO 1.PP  | 8,82         |
| 1.12                 | SKLADSKÝ 2      | 4,10         |
| CELKOVÁ PLOCHA 1. NP |                 | 223,62       |

HRUBÁ PLOCHA: 228,46 m²



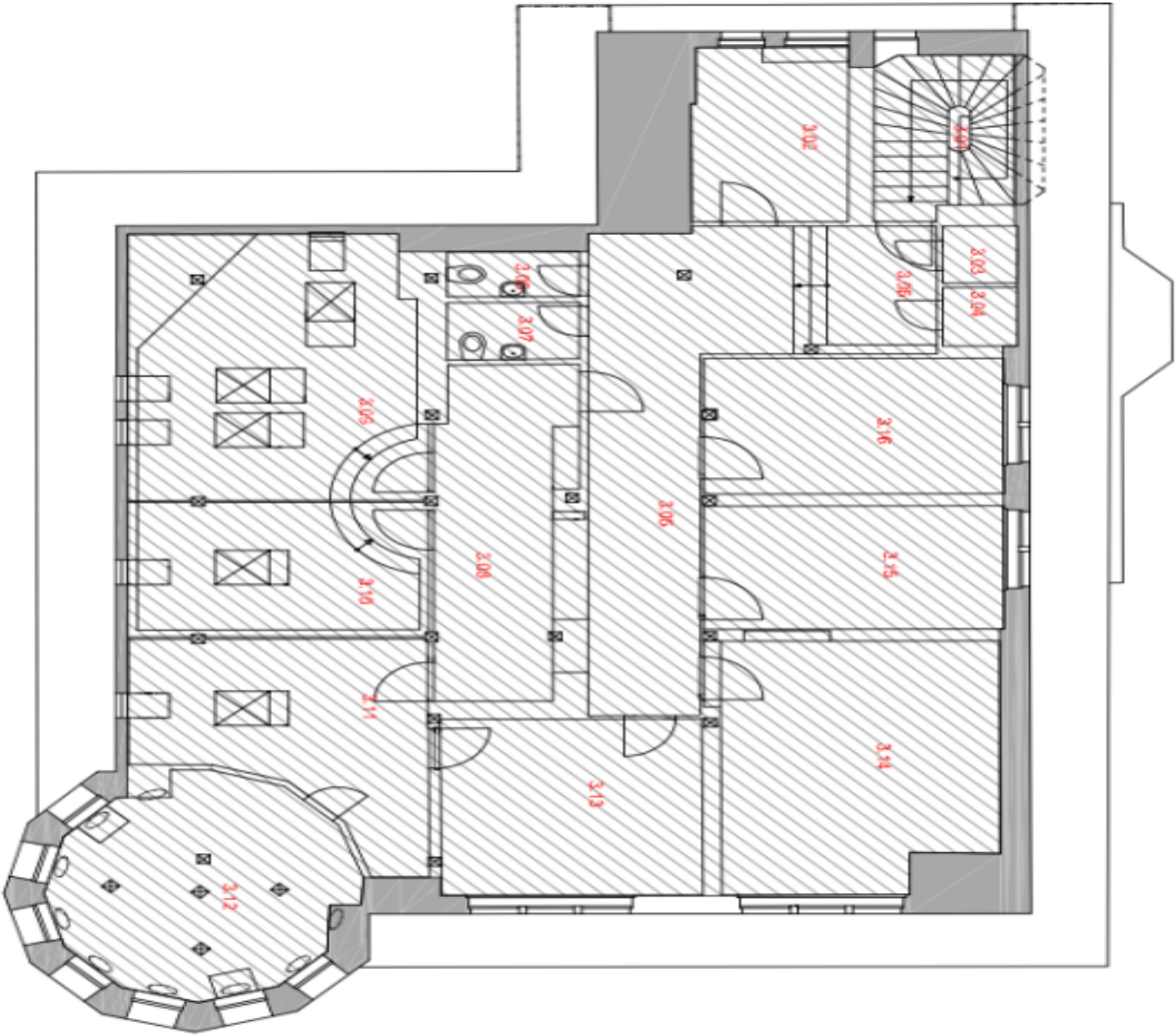
LEGENDA MÍSTNOSTI 2.NP

| CZN                  | NAZEV MÍSTNOSTI   | PLOCHA<br>m² |
|----------------------|-------------------|--------------|
| 2.01                 | SCHODIŠTĚ 3       | 7.46         |
| 2.02                 | PŘEDSÍN           | 4.15         |
| 2.03                 | KUCHYŇ            | 4.30         |
| 2.04                 | WC                | 2.15         |
| 2.05                 | ZASEDACÍ MÍSTNOST | 37.66        |
| 2.06                 | KANCELAŘ          | 49.90        |
| 2.07                 | KANCELAŘ          | 25.50        |
| 2.08                 | KANCELAŘ          | 6.06         |
| 2.09                 | PŘEDSÍN           | 3.16         |
| 2.10                 | GALERIE           | 10.30        |
| 2.11                 | SCHODIŠTĚ 4       | 16.35        |
| 2.12                 | TERASA            | 22.78        |
| CELKOVÁ PLOCHA 2. NP |                   | 196.50       |

HRUBÁ PLOCHA : 205,05m²



3.NP



LEGENDA MÍSTNOSTÍ 3.NP

| OZN.                 | NÁZEV MÍSTNOSTI   | PLOCHA<br>m <sup>2</sup> |
|----------------------|-------------------|--------------------------|
| 3.01                 | SCHODIŠTĚ 4       | 6.65                     |
| 3.02                 | KANCELAŘ          | 7.33                     |
| 3.03                 | SKLAD 1           | 1.25                     |
| 3.04                 | SKLAD 2           | 1.26                     |
| 3.05                 | CHODBA 1          | 24.55                    |
| 3.06                 | WC 1              | 1.74                     |
| 3.07                 | WC 2              | 2.20                     |
| 3.08                 | CHODBA 2          | 11.90                    |
| 3.09                 | ZASEDACÍ MÍSTNOST | 22.40                    |
| 3.10                 | KANCELAŘ          | 11.77                    |
| 3.11                 | KANCELAŘ          | 14.35                    |
| 3.12                 | KANCELAŘ          | 15.70                    |
| 3.13                 | KANCELAŘ          | 13.50                    |
| 3.14                 | KANCELAŘ          | 20.20                    |
| 3.15                 | KANCELAŘ          | 10.78                    |
| 3.16                 | KANCELAŘ          | 11.82                    |
| CELKOVÁ PLOCHA 3. NP |                   | 178.02                   |

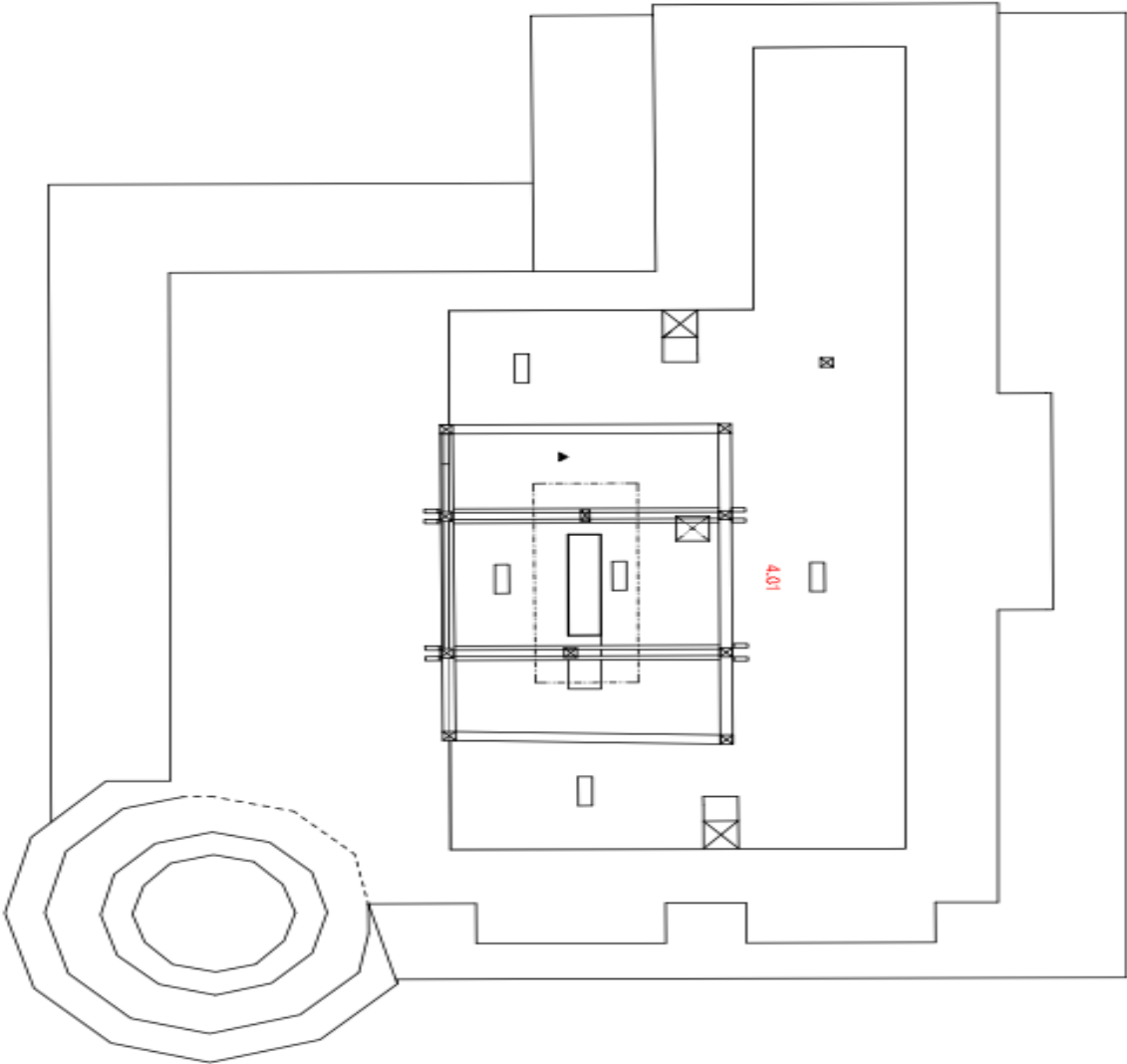
HRUBÁ PLOCHA : 192.40 m<sup>2</sup>



Office building

Prague 6, Bubeneč, Na Zátorce

Rented



PŮDA

| OZN.                 | NAZEV MÍSTNOSTI | PLŮCHA<br>m <sup>2</sup> |
|----------------------|-----------------|--------------------------|
|                      | Uložný prostor  | 73,50                    |
| CELKOVÁ PLOCHA 3. NP |                 | 73,50                    |

LEGENDA MÍSTNOSTÍ - PŮDY