



132 m<sup>2</sup>

Na Florenci, Praha 1 - Nové Město

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N7365	Price	on request
Address	Na Florenci, Praha 1 - Nové Město	Type	Bussiness Units
Usable area	132 m <sup>2</sup>	Parking	No
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor

## About real estate

We offer for rent a prestigious retail space of 132 sqm in the very heart of Prague, within the highly anticipated premium project. This exceptional complex consists of two blocks of buildings along the northern edge of Masarykovo Nádraží, including the iconic golden tower, which has become a new landmark in Prague's skyline. The building holds a green certification.

The spaces are prepared in an open-space layout, providing tenants with complete freedom to configure and design the space according to their specific needs. The project features a modern urban street with a two-story ground level filled with businesses and services, office spaces, and direct access to the train station, including facilities for passengers. The building offers high-quality heating, underfloor heating, climate control units with adjustable settings, triple-glazed windows for improved insulation, and smart building management systems for automation and energy savings.

The project stands out for its eco-friendly approach - the above-ground platform is largely covered with greenery, including lawns, shrubs, trees, and flowers. This green space significantly contributes to improving the microclimate in the city center while also being used to collect and reuse rainwater for irrigation.

For employees commuting by bike, a fully equipped bike storage facility with lockers and showers is available, promoting a healthy and eco-friendly mode of transport to work.

This unique property offers unbeatable transport accessibility - it is located directly at Masarykovo Nádraží with excellent public transport and train connections. It also benefits from easy access to the city ring road and highway network. In the immediate vicinity, you'll find a rich array of amenities that cater to the needs of tenants and their visitors.