



New modern offices for rent, 394 sqm, Prague 10



394 m² Vinohradská, Praha 10 436 CZK per m² / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Anna-Mariia Liubun
ASSISTANT

annamariia.liubun@luxent.cz
+420 770 189 189

Order number	N6648	Price	436 CZK per m² / month - price may vary depending on unit size and location
Address	Vinohradská, Praha 10	Type	Offices
Usable area	394 m²	Parking	Yes
Low energy	Yes	Energy performance of the building	A - Extremely economical
Floor	5th floor	Number of floors	11
Device	No	Lift	Yes
Year of construction	2023	Date to move in	1. 4. 2024

About real estate

Within the new and modern Hagibor district, which is being built on the attractive Vinohradská Street, we offer an unique office 394 sqm on 7. floor for rent. All office buildings are concentrated around a new pedestrian boulevard and are connected to apartment buildings.

The office buildings offer breathtaking views that can be comfortably enjoyed from their terraces, are interconnected by elevators with intelligent control, covered by a modern 24/7 reception and secured by an access system via an app. Raised floors with underfloor electrical boxes including sockets. Net floor height is 3 metres in offices and 2.7 metres in corridors.

The unique urban concept of the project was designed by one of the world's most prominent landscape architects Michel Desvigne. This well-known Prague location is two minutes away from Želivského metro station, at the same time on the tram. The project is surrounded by 350,000 sqm of green space and will be a symbol of the new standard of the future.

In Hagibor you will find the complete infrastructure of a modern neighborhood, offering not only dining and shopping, pharmacies, but also leisure activities in the adjacent park or fitness center.

The order	Floor	Usable area	Parking	Price
N6645	2nd floor	427 m ²	Yes	436 CZK
N6646	3rd floor	412 m ²	Yes	436 CZK
N6647	4th floor	384 m ²	Yes	436 CZK
N6648	5th floor	394 m ²	Yes	436 CZK
N6649	7th floor	383 m ²	Yes	436 CZK
N6650	8th floor	615 m ²	Yes	436 CZK
N6651	9th floor	510 m ²	Yes	436 CZK
N6655	ground floor	176 m ²	Yes	424 CZK
N6659	4th floor	1 703 m ²	Yes	436 CZK