





 \boxplus 100 m² $\boxed{\coprod}$ Pechlátova, Praha 5 \gtrapprox 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský COMMERCIAL LEASE SPECIALIST

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| Order number | N7079 | Price | 17 EUR per m2 / month + services |
|------------------------------------|---------------------|-------------|----------------------------------|
| Address | Pechlátova, Praha 5 | Туре | Offices |
| Usable area | 100 m² | Parking | Yes |
| Floor area | 100 m² | Office area | 100 m² |
| Energy performance of the building | B - Very economical | Floor | ground floor |
| Device | No | Lift | Yes |
| Date to move in | 26. 8. 2024 | | |

About real estate

We offer for rent a commercial unit with a floor area of 98.9 sqm on the ground floor of a unique development project Garden Lofts in Pechlátova street, Prague 5.

The unit is directly accessible from Pechlátova street, it is suitable for example as a business space, office, showroom, (small cafe or wine shop.)

There are two commercial units on the ground floor and they rent in Shell & Core standard. They offer a flexible layout, allowing you to complete the space completely according to your requirements.

The house will be constructed from reinforced concrete frame, complemented by timber structures and solid, high quality insulated glazing. Heating is solved centrally by a gas boiler and heat distribution by underfloor heating in all rooms. Large-format aluminium windows with triple glazing in industrial design from the prestigious Austrian window manufacturer Reynaers. The main emphasis is on originality, functionality and aesthetics.

To ensure that the quality and workmanship of the project meets your and our high standards, SWIETELSKI, one of the leading construction companies on our market, was chosen as the general contractor.

The project has already been completed and approved.

It is a green area, quiet and away from the main Radlická street, from which it is screened by massive original buildings. Accessibility to the city centre is easy, from the residence you can walk in 8 minutes to metro B - Radlická. It is also possible to take trams No. 7 or 21 to the centre, whose stop is again only a few minutes away. When travelling outside of Prague, you can easily reach the Smichov Tunnel and the Prague Ring Road within minutes. All civic amenities are literally at your feet. A stone's throw away is a network of shops, schools and stores in the Smichov Andel with cultural stalls, entertainment centres, offices, banks, medical care, etc. The swimming pool with tennis courts, the Kutvirtova street workout playground and the Brabenecký Hill, Dívčí hrady or the nearby Prokopské údolí are just a few minutes' walk away.

The visualizations are illustrative.

| The order | Floor | Usable area | Parking | Price |
|-----------|--------------|--------------------|----------|---------------|
| GL-K | ground floor | 100 m ² | No | 9 500 000 CZK |
| GL-01 | 1st floor | 55 m² | Yes | SOLD |
| GL-02 | 1st floor | 191 m² | Yes | SOLD |
| GL-03 | 1st floor | 159 m² | Yes | SOLD |
| GL-04 | 1st floor | 100 m ² | Yes | SOLD |
| GL-05 | 1st floor | 110 m² | Yes | SOLD |
| GL-06 | 1st floor | 204 m² | Yes | SOLD |
| GL-07 | 1st floor | 50 m ² | No | SOLD |
| GL-08 | 2nd floor | 55 m ² | Yes | SOLD |
| GL-09 | 2nd floor | 117 m² | Yes | SOLD |
| GL-10 | 2nd floor | 66 m ² | Yes | SOLD |
| GL-11 | 2nd floor | 39 m² | No | SOLD |
| GL-12 | 2nd floor | 40 m² | No | SOLD |
| GL-13 | 2nd floor | 119 m² | Yes | SOLD |
| GL-14 | 2nd floor | 49 m² | No | SOLD |
| GL-15 | 3rd floor | 55 m² | Yes | SOLD |
| GL-16 | 3rd floor | 116 m² | Yes | SOLD |
| GL-17 | 3rd floor | 66 m² | Yes | SOLD |
| GL-18 | 3rd floor | 67 m ² | Yes | SOLD |
| GL-19 | 3rd floor | 111 m² | Yes | SOLD |
| GL-20 | 3rd floor | 53 m ² | Yes | SOLD |
| GL-21 | 4th floor | 165 m² | Yes | SOLD |
| GL-22 | 4th floor | 191 m² | Yes (2x) | SOLD |
| GL-K1 | ground floor | 99 m² | No | SOLD |
| N7079 | ground floor | 100 m ² | Yes | 411 CZK |