



99 m<sup>2</sup>

Pechlátova, Praha 5

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**  
SENIOR SALES SPECIALIST

[zdenek.jemelik@luxent.cz](mailto:zdenek.jemelik@luxent.cz)  
+420 720 310 300

|              |                     |                                    |                     |
|--------------|---------------------|------------------------------------|---------------------|
| Order number | GL-K1               | Price                              | Sold                |
| Address      | Pechlátova, Praha 5 | Type                               | Bussiness Units     |
| Usable area  | 99 m <sup>2</sup>   | Parking                            | No                  |
| Offer status | Sold                | Floor area                         | 99 m <sup>2</sup>   |
| Office area  | 99 m <sup>2</sup>   | Energy performance of the building | B - Very economical |
| Device       | No                  | Lift                               | Yes                 |

## About real estate

We offer for sale 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 are sold 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-01     | 1st floor    | 55 m <sup>2</sup>  | Yes      | SOLD    |
| GL-02     | 1st floor    | 191 m <sup>2</sup> | Yes      | SOLD    |
| GL-03     | 1st floor    | 159 m <sup>2</sup> | Yes      | SOLD    |
| GL-04     | 1st floor    | 100 m <sup>2</sup> | Yes      | SOLD    |
| GL-05     | 1st floor    | 110 m <sup>2</sup> | Yes      | SOLD    |
| GL-06     | 1st floor    | 204 m <sup>2</sup> | Yes      | SOLD    |
| GL-07     | 1st floor    | 50 m <sup>2</sup>  | No       | SOLD    |
| GL-08     | 2nd floor    | 55 m <sup>2</sup>  | Yes      | SOLD    |
| GL-09     | 2nd floor    | 117 m <sup>2</sup> | Yes      | SOLD    |
| GL-10     | 2nd floor    | 66 m <sup>2</sup>  | Yes      | SOLD    |
| GL-11     | 2nd floor    | 39 m <sup>2</sup>  | No       | SOLD    |
| GL-12     | 2nd floor    | 40 m <sup>2</sup>  | No       | SOLD    |
| GL-13     | 2nd floor    | 119 m <sup>2</sup> | Yes      | SOLD    |
| GL-14     | 2nd floor    | 49 m <sup>2</sup>  | No       | SOLD    |
| GL-15     | 3rd floor    | 55 m <sup>2</sup>  | Yes      | SOLD    |
| GL-16     | 3rd floor    | 116 m <sup>2</sup> | Yes      | SOLD    |
| GL-17     | 3rd floor    | 66 m <sup>2</sup>  | Yes      | SOLD    |
| GL-18     | 3rd floor    | 67 m <sup>2</sup>  | Yes      | SOLD    |
| GL-19     | 3rd floor    | 111 m <sup>2</sup> | Yes      | SOLD    |
| GL-20     | 3rd floor    | 53 m <sup>2</sup>  | Yes      | SOLD    |
| GL-21     | 4th floor    | 165 m <sup>2</sup> | Yes      | SOLD    |
| GL-22     | 4th floor    | 191 m <sup>2</sup> | Yes (2x) | SOLD    |
| GL-K1     | ground floor | 99 m <sup>2</sup>  | No       | SOLD    |
| GL-K2     | ground floor | 100 m <sup>2</sup> | No       | SOLD    |
| N7079     | ground floor | 100 m <sup>2</sup> | Yes      | 418 CZK |