



**Retail space**80 m², Prague 3, Vinohrady, Bořivojova**€ 488 192 | CZK 12 300 000**

Total area	80 m ²
Parking	-
PENB	C
Reference number	42893

This non-residential space accessible directly from the street, suitable as an office or a showroom, is located on the ground floor of a historic building next to a park. This sensitively reconstructed apartment building stands on the recently revitalized Žižkov Square in the wider city center. Completion is scheduled for summer 2023.

This non-residential space includes two separate large rooms (both with direct access to the exterior and with variable layouts), a bathroom with a shower and toilet, and a kitchen. The owners can also use the **common terrace** in the courtyard.

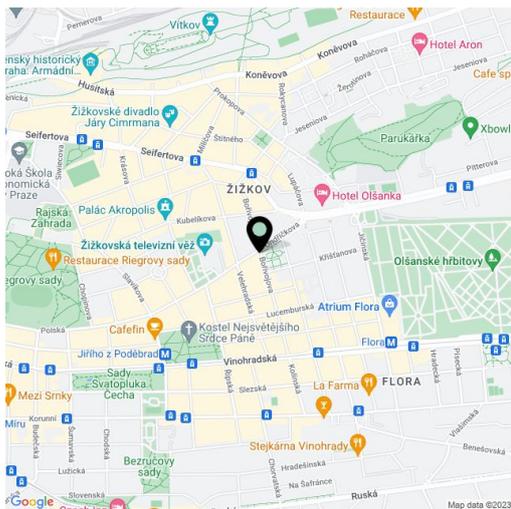
Facilities will include a finished toilet, **non-slip ceramic tile floors**, ceramic tiling in the sanitary areas, single-wing doors with concealed hinges, entrance security doors created according to the original period doors, office lighting, and a preparation for air-conditioning. Heating and hot water is provided by the gas boiler room in the building. The price includes some of the equipment. It is possible to purchase a **cellar storage unit** for CZK 150,000.

Attractively located on the border of Žižkov and Vinohrady, the building stands right by a **beautiful park** and a playground that have recently been created. Shops, including a supermarket, a post office, a pharmacy, a kindergarten, an elementary school, an art school, restaurants, and cafés are all nearby. It is close to **Mahlerovy Garden**, where one of Prague's landmarks, the **Žižkov TV Tower**, stands. A tram stop (tram 9 line) is a 5-minute walk away. **Jiřího z Poděbrad Square with a metro station** is within walking distance.

Floor area 80 m².

The visualizations are of an illustrative nature only.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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