



🏠 96 m<sup>2</sup> 📄 Americká, Praha 2 📄 300 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7135</b>	Price	<b>300 CZK per m2 / month + services + VAT</b>
Address	<b>Americká, Praha 2</b>	Type	<b>Offices</b>
Usable area	<b>96 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer an office unit in an administrative building in Prague Vinohrady, Prague 2, which combines the modern advantages of a renovated office building with the charm of a historic building. There is an atrium, used by tenants to relax during work breaks and to rest in a pleasant green environment. The building has 22 parking spaces in the courtyard of the building.

The building is equipped with modern technologies for management, operation and access. The building is fully air-conditioned. There is 24 hour security, external blinds, internet, fiber optics, security and openable windows. The energy efficiency of the building C.

Due to its location in Královské Vinohrady, it is easily accessible and offers all amenities in close proximity to náměstí Míru. In the vicinity you will find restaurants, cafes and shops, theatre, fitness centre etc.

Services 119,- CZK/sqm/month + electricity and gas according to consumption.

Parking 4.500,- CZK/place/month + services 350,- CZK/month.

For more information contact the broker.