



🏠 1 764 m<sup>2</sup> 📄 Plynární, Praha 7 📅 16 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>CV-2</b>	Price	<b>16 EUR per m2 / month + services + VAT</b>
Address	<b>Plynární, Praha 7</b>	Type	<b>Offices</b>
Usable area	<b>1 764 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for lease a representative office space of 1764 sqm in one of the unique complexes, which is a prime example of modern architecture that adheres to current trends and is characterized by high quality. The building is characterized by its glass façade, which perfectly connects it with the surroundings and allows maximum use of natural daylight. This impressive complex towers over the surrounding buildings and its elegant and representative appearance is ideal for the presentation of your company.

The building has an H-shaped floor plan and offers seven floors, which together provide a total floor area of 22,400 sqm. There are also 214 parking spaces, located on three underground levels, which includes a state-of-the-art smart parking system and six high-speed lifts for convenient movement between floors. The building boasts the prestigious LEED Platinum certification, which represents the highest level of energy efficiency for buildings.

The complex provides ideal conditions not only for work, but also for entertainment and relaxation. The building is the first office building in the Czech Republic with a running track located on the roof and a sports field for active relaxation. A restaurant with a café offers a pleasant environment for lunches or business meetings with clients. There are also terraces providing breathtaking views of the Botanical Gardens, another feature that is sure to impress your visitors.

Parking 130 EUR/month + parking fees 740,- CZK.

For more details contact the broker.