



🏠 197 m<sup>2</sup> 📄 Bucharova, - Stodůlky 💰 15 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>N6719</b>	Price	<b>15 EUR per m2 / month + fees 160,- CZK/sqm + energy</b>
Address	<b>Bucharova, - Stodůlky</b>	Type	<b>Offices</b>
Usable area	<b>197 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>	Accessibility	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>1. 1. 2025</b>

## About real estate

We offer for rent office space in an easily accessible modern office complex in Praha 5. The office unit is on the 6st floor.

The building has a central reception with 24/7 access, security, magnetic card access, opening windows with electric blinds, air conditioning, double floors, wheelchair access throughout the building. The total area of Office Park Coral is 33,000 sqm, with standard floor areas ranging from 600 sqm to 1150 sqm. In addition, there is the possibility of flexible floor plans that can be easily adapted to the individual needs of the interested parties and guarantee a pleasant working environment with plenty of daylight and views of the greenery. The building has extensive underground parking, including visitor spaces, and offers free parking within walking distance. There is also a nice restaurant in the building and a large number of shops in the vicinity, such as Ikea, Globus and Metropole Zličín.

The office building is located close to the airport and the D5 motorway, which provides a direct link to Germany in the direction of Pilsen. Its convenient location near the Nové Butovice metro station on the B line provides easy and quick access not only from the centre of Prague, but also from surrounding towns.

The price of parking is 90 EUR/month.