



podlaží: 1 pp  
 čistá podlahová plocha: 97,26 m<sup>2</sup>  
 podlahová plocha: 99,6 m<sup>2</sup>  
 celková výšková plocha: 99,6 m<sup>2</sup>

NL.2.01	komerční prostor	99,63 m <sup>2</sup>
NL.2.02	společná kuchařka	5,37 m <sup>2</sup>
NL.2.03	sociální zázemí	5,76 m <sup>2</sup>
<b>celá podlahová plocha</b>		<b>99,63 m<sup>2</sup></b>

🏠 100 m<sup>2</sup> 📄 Pechlátova, Praha 5 🏠 11 990 000 CZK



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	<b>GL-K2</b>	Price	<b>11 990 000 CZK</b>
Address	<b>Pechlátova, Praha 5</b>	Type	<b>Offices</b>
Usable area	<b>100 m<sup>2</sup></b>	Parking	<b>No</b>
Floor area	<b>100 m<sup>2</sup></b>	Office area	<b>100 m<sup>2</sup></b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>ground floor</b>
Device	<b>No</b>	Lift	<b>Yes</b>

## 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.

[www.gardenlofts.cz](http://www.gardenlofts.cz)

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	11 950 000 CZK
GL-K2	ground floor	100 m <sup>2</sup>	No	11 990 000 CZK
N7079	ground floor	100 m <sup>2</sup>	Yes	428 CZK