



🏠 176 m<sup>2</sup> 📄 Vinohradská, Praha 10 🏠 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                      |                              |                                    |                                 |
|----------------------|------------------------------|------------------------------------|---------------------------------|
| Order number         | <b>N6655</b>                 | Price                              | <b>17 EUR per m2 / month</b>    |
| Address              | <b>Vinohradská, Praha 10</b> | Type                               | <b>Bussiness Units</b>          |
| Usable area          | <b>176 m<sup>2</sup></b>     | Parking                            | <b>Yes</b>                      |
| Low energy           | <b>Yes</b>                   | Energy performance of the building | <b>A - Extremely economical</b> |
| Floor                | <b>ground floor</b>          | Number of floors                   | <b>11</b>                       |
| Device               | <b>No</b>                    | Lift                               | <b>Yes</b>                      |
| Year of construction | <b>2023</b>                  | Date to move in                    | <b>29. 9. 2025</b>              |

## About real estate

We offer for rent a commercial space on the 1st floor of 176 sqm, within the new and modern Hagibor district, which is being built on the attractive Vínohradská street. All the buildings are concentrated around a central pedestrian boulevard and are connected with apartment buildings.

The commercial buildings offer breathtaking views that can be comfortably enjoyed from their terraces, are interconnected by elevators with intelligent control, covered by a modern 24/7 reception and secured by an access system via an app. Raised floors with underfloor electrical boxes including sockets. Net floor height is 3 metres in offices and 2.7 metres in corridors.

The unique urban concept of the project was designed by one of the world's most prominent landscape architects Michel Desvigne. This well-known Prague location is two minutes away from Želivského metro station, at the same time on the tram. The project is surrounded by 350,000 sqm of green space and will be a symbol of the new standard of the future.

In Hagibor you will find the complete infrastructure of a modern neighborhood, offering not only dining and shopping, pharmacies, but also leisure activities in the adjacent park or fitness center.

| The order | Floor        | Usable area        | Parking | Price   |
|-----------|--------------|--------------------|---------|---------|
| N6645     | 2nd floor    | 427 m <sup>2</sup> | Yes     | 426 CZK |
| N6647     | 4th floor    | 384 m <sup>2</sup> | Yes     | 426 CZK |
| N6650     | 8th floor    | 615 m <sup>2</sup> | Yes     | 426 CZK |
| N6655     | ground floor | 176 m <sup>2</sup> | Yes     | 414 CZK |