



615 m<sup>2</sup>

Vinohradská, Praha 10

18 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	N6650	Price	18 EUR per m2 / month - price may vary depending on unit size and location
Address	Vinohradská, Praha 10	Type	Offices
Usable area	615 m <sup>2</sup>	Parking	Yes
Office area	547 m <sup>2</sup>	Low energy	Yes
Energy performance of the building	A - Extremely economical	Floor	8th floor
Number of floors	11	Device	No
Lift	Yes	Year of construction	2023
Date to move in	1. 4. 2024		

## About real estate

Within the new and modern Hagibor district, which is being built on the attractive Vinohradská Street, we offer an unique office (547 sqm) on 10. floor with terrace (68 sqm) for rent. All office buildings are concentrated around a new pedestrian boulevard and are connected to apartment buildings.

The office 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	429 CZK
N6646	3rd floor	412 m <sup>2</sup>	Yes	429 CZK
N6647	4th floor	384 m <sup>2</sup>	Yes	429 CZK
N6648	5th floor	394 m <sup>2</sup>	Yes	429 CZK
N6649	7th floor	383 m <sup>2</sup>	Yes	429 CZK
N6650	8th floor	615 m <sup>2</sup>	Yes	429 CZK
N6651	9th floor	510 m <sup>2</sup>	Yes	429 CZK
N6655	ground floor	176 m <sup>2</sup>	Yes	417 CZK
N6659	4th floor	1 703 m <sup>2</sup>	Yes	429 CZK