



## Spacious office for rent, 330 m<sup>2</sup>, Prague 5 - Smichov



330 m<sup>2</sup> | Holečkova, Praha 5 - Smíchov | on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Anna-Mariia Liubun**  
ASSISTANT

annamariia.liubun@luxent.cz  
+420 770 189 189

Order number	<b>N6631</b>	Price	<b>on request</b>
Address	<b>Holečkova, Praha 5 - Smíchov</b>	Type	<b>Offices</b>
Usable area	<b>330 m<sup>2</sup></b>	Parking	<b>No</b>
Low energy	<b>No</b>	Energy performance of the building	<b>B - Very economical</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>25. 9. 2023</b>		

## About real estate

We offer for rent a spacious office with a floor area of 330 sqm on the first floor of a beautiful newly completed residential project with elevator and also a number of extra services such as reception, swimming pool, wellness for an extra charge, fitness and a large common garden with barbecue area in a closed courtyard.

The offices are inspired by the latest trends in interior design. They are clean and elegant in design, creating a space that is not only functional but also attractive.

In the immediate vicinity of the building there are all amenities - services, shops, schools, cafes and quality restaurants. Great transport accessibility with connection to the Prague city ring road. Bus stop Holečkova right in front of the house. The Bertramka tram stop with a direct connection to the Anděl metro station is less than a five-minute walk from the house. Nearby are Petřínské sady, Mrázovka Park and the popular Nový Smíchov shopping centre.