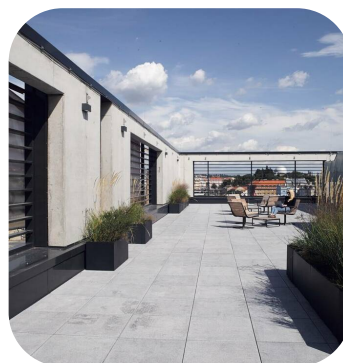




Office

Praha 8 - Karlín, Rohanské nábřeží

| PRICE PER M ² | PROPERTY | FLOOR | TOTAL AREA | PARKING | PRICE FOR SERVICES (M ²) |
|--------------------------|----------|-------|--------------------|---------|--------------------------------------|
| 15.5 EUR | ID 1143 | 6/7 | 250 m ² | 115 EUR | 5 EUR |



Superior office space with an area of 250 m², which is part of a modern administrative complex in Prague's Karlín in Prague 8 in the Invalidovna area, just a few steps from the metro and tram station.

The complex of three office buildings with roof terraces with a charming view of the Vltava River offers a total of 47,000 m² of office space and 480 parking spaces in the underground garage. The excellent transport accessibility of the wider center of Prague mixes with the charm and energy of a historic district full of exclusive businesses, Art Nouveau buildings and parks full of greenery on the banks of the Vltava.

Standards:

- openable windows,
- Outdoor blinds,
- security and security camera system,
- LEED GOLD ecological certification,
- ecologically and energy efficient buildings,
- Wifi connection also on the roof terraces and public spaces in front of the buildings,
- Spaceflow application and shared parking system Parkit,
- parking ratio 1:90,
- typical floor area 2 145 m².

Excellent transport accessibility, the complex is located 2 minutes walk from the metro station Invalidovna with the eponymous stop of several tram lines or 4 minutes drive from the Prague highway. In addition, the area has all the civic amenities that the prestigious sought-after district of the wider metropolis center can offer. The advantage is the immediate vicinity of the romantic park on the hill Vítkov, which offers one of the most beautiful views of Prague.

For a complete offer of vacant office space for rent in Prague, visit our website www.homeland.cz. Alternatively, we will be happy to prepare an alternative tailor-made offer based on your requirements.

Rohanské nábřeží 693/10
186 00 Praha 8 - Karlín



Filip Kubus

Real Estate Manager

+420 731 544 904

kubus@homeland.cz