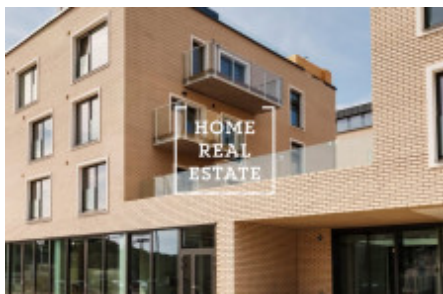


HOME
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ESTATE

Sale commercial other, 215 m2 - Gabrielská, Praha 5



«Home Real Estate» is pleased to offer for sale a new Shell & Core (under construction) retail space with an area of 215 m², located in the Vitality residence in Smíchov (next to the SacreCours 1 and 2 residences). Exclusively for residents there is a reception, club lounge with fireplace, common party zone with kitchen, fitness and exercise center, surgery with counseling and outdoor relaxation zone. Within the residence, residents have the opportunity to enjoy a range of leisure and social activities on offer, including exercises and fitness programs. Of course, there are home services from cleaning to caring for the garden or pet. When designing the Vitality Residence, we did not forget about a place for a restaurant and commercial premises suitable for business activities or health and beauty care. Everything is designed to enrich and maintain an active and healthy lifestyle. Therefore, do not hesitate to contact us and become the first to create these services. Business premises are multifunctional in terms of usability, therefore: -The best solution may be a medical center (dental office or other doctors, plastic surgery) -Such spaces are a very advantageous investment in terms of use of retail space as a show-room or office (bank branch, shop, or other public institutions). -Due to the large number of inhabitants in this residential area and the small number of quality restaurants, there would also be a very positive intention to Gastroprovok. The residence is located in Prague 5 on the southern slope below the residential area of Hřebenky, next to the Kinský Garden, a few minutes walk from the famous Petřín Hill, Lesser Town or Prague Castle, in the immediate vicinity of Prague, Újezd and Ansel in Smíchov. Nearby are leisure parks and a picturesque historical part of Prague. All services within reach (kindergarten, primary school, university, post office, restaurants, banks, pharmacies, shops, laundry). Total price: 15.390.000, - CZK including agency commission There is already a long-term tenant 5 + 5 years. Yield for investors 5.5% per year. For more information, contact us or fill out the form below, we will be happy to help you. «Home Real Estate» has more than 650 satisfied clients since 2014.

ID	29571	Offer	Sale
Group	Other	Location	Gabrielská 1/3331 Smíchov Praha
Ownership	Personal	Usable area	215 m ²
City	Prague	District	Praha 5
City district	Smíchov	Status	Realized