

HOME
REAL
ESTATE

Sale commercial offices, 73 m2 - Pod Barvířkou, Smíchov



Home Real Estate, in exclusive representation of the owner, offers for sale a commercial unit of 72.4 m² with an additional terrace of 28.4 m², located on the ground floor of the modern Residence Mélange in the highly sought-after district of Prague 5 – Smíchov.

The building is a new development with barrier-free access and an elevator. Energy performance certificate of the building: Class B (very efficient).

Currently, the space is leased on a long-term basis to a reliable tenant. According to the occupancy permit, the approved use is a hair salon. The property is being sold unfurnished.

Layout of the unit:

- Spacious open-plan area
- WC with washbasin
- Kitchenette
- Terrace (28.4 m²)

About the residence & location:

Residence Mélange combines modern comfort with innovative design solutions. Smíchov is one of the most attractive parts of Prague thanks to its excellent accessibility, wide range of services, and location close to the city center.

The property benefits from excellent transport connections, both by car and public transport. Metro line B (Anděl and Smíchovské nádraží stations) is within walking distance. Nearby you will also find the Nový Smíchov shopping center, multiplex cinemas, banks, restaurants, and theatres. Despite the central location, the residence is pleasantly shielded from the busy city noise.

Price: CZK 14,600,000 incl. 21% VAT and legal services.

Optional: Parking space in the underground garage can be purchased for CZK 1,000,000 incl. VAT.

For more information and to arrange a viewing, please contact the real estate agent or fill out the form below.

ID	36779	Price per m ²	200 000 Kč
Price	14 600 000 Kč	Offer	Sale
Group	Offices	Furnished	Furnished
Location	Pod Barvířkou	Usable area	73 m ²
Floor	1 - Floor	City	Prague
District	Smíchov	City district	Smíchov
Status	On sale		