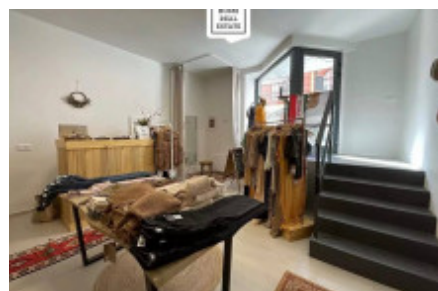
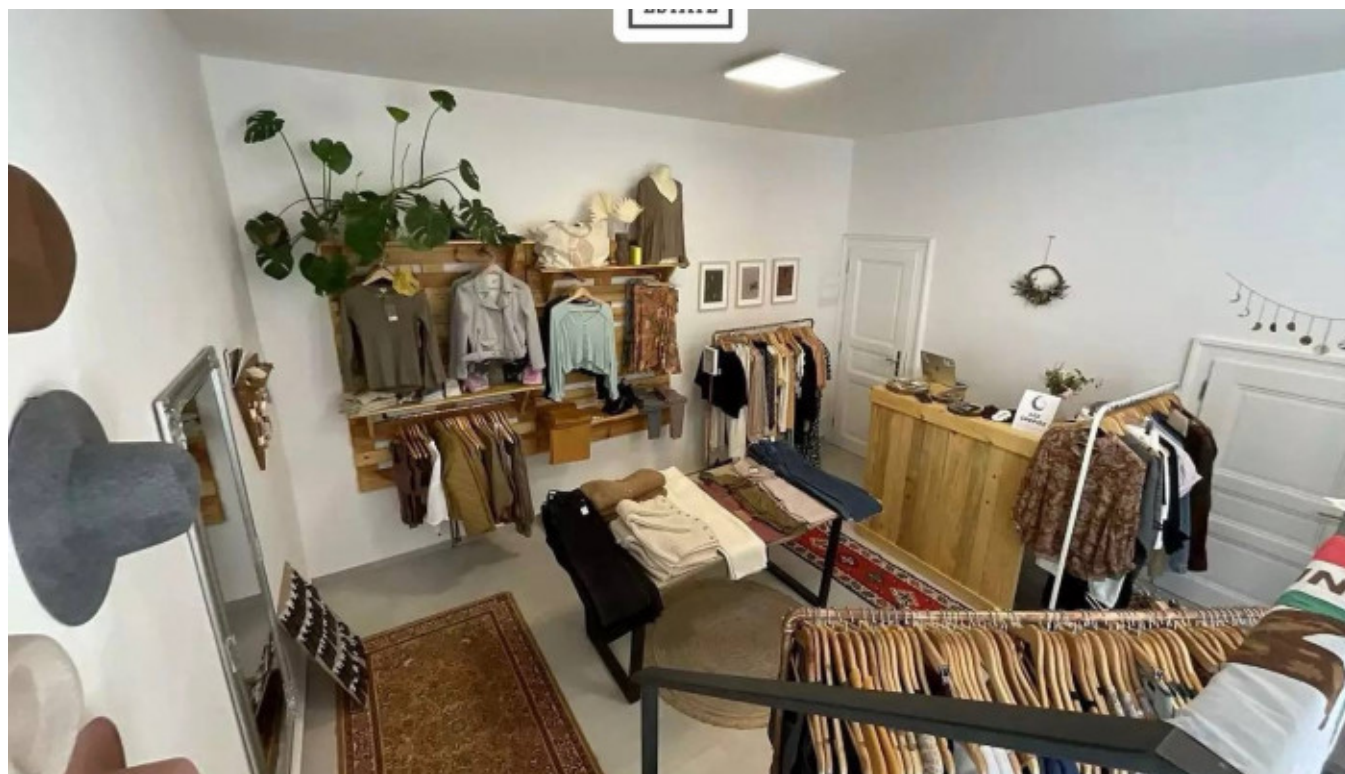


HOME  
REAL  
ESTATE

## Sale commercial offices, 36 m2 - U tržnice, Vinohrady



Home Real Estate, representing the owner, offers for sale a commercial unit with a total area of 35.8 m<sup>2</sup>, located in a residential building that underwent a complete renovation in 2018. The property is situated in Prague 2 - Vinohrady, right next to the Vinohrady Pavilion.

Photo documentation is currently being prepared.

The unit is currently long-term leased to a reliable tenant.

Approved use according to the tenant's occupancy permit: commercial space (other non-residential premises).

The property is being sold unfurnished.

#### Advantages:

The unit is ideal for a showroom, pick-up point, clothing store, etc.

It features a large street-facing shop window on U Tržnice Street.

#### Layout:

- open space
- WC with washbasin
- storage room, which can also be used as a kitchenette

#### Location:

A prestigious address with excellent transport accessibility. The Vinohradská tržnice public transport stop is just 1 minute away, and the Náměstí Míru metro station is approximately 10 minutes on foot. The Rezidence U Tržnice project at U Tržnice 6 offers comfortable living in one of the most sought-after neighborhoods of Prague. Two important cultural landmarks are located nearby - St. Ludmila Church at Náměstí Míru (7 minutes on foot) and the Church of the Most Sacred Heart of Our Lord by architect Josip Plečnik at Náměstí Jiřího z Poděbrad (8 minutes on foot). Náměstí Jiřího z Poděbrad also hosts regular cultural events, farmers' markets, and offers a pleasant park for relaxation.

#### Transport accessibility:

The tram stop Vinohradská tržnice (lines 11 and 13) is just 1 minute away - you can reach the National Museum at the upper end of Wenceslas Square in 4 minutes by tram. The Šumavská Station (lines 10 and 16) is a 3-minute walk.

#### Price:

CZK 6,500,000, including complete legal services.

For more information, please contact us or fill out the form below - we will be happy to assist you.

|          |                           |                          |                           |
|----------|---------------------------|--------------------------|---------------------------|
| ID       | <a href="#">36807</a>     | Price per m <sup>2</sup> | 180 556 Kč                |
| Price    | 6 500 000 Kč              | Offer                    | Sale                      |
| Group    | Offices                   | Furnished                | unfurnished               |
| Location | U tržnice                 | Usable area              | 36 m <sup>2</sup>         |
| Floor    | 1 - Floor                 | City                     | <a href="#">Prague</a>    |
| District | <a href="#">Vinohrady</a> | City district            | <a href="#">Vinohrady</a> |
| Status   | On sale                   |                          |                           |