



🏠 45 m<sup>2</sup> 📄 Lomnického, Praha 4 - Nusle 📅 21 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

|                      |                                    |                                    |   |
|----------------------|------------------------------------|------------------------------------|---|
| Order number         | <b>PRIME-1a</b>                    | Price                              | <b>21 EUR per m2 / month + services 200,- CZK/m<sup>2</sup></b> |
| Address              | <b>Lomnického, Praha 4 - Nusle</b> | Type                               | <b>Bussiness Units</b>  |
| Usable area          | <b>45 m<sup>2</sup></b>            | Parking                            | <b>Yes</b>  |
| Floor area           | <b>45 m<sup>2</sup></b>            | Energy performance of the building | <b>G - Extremely uneconomical</b>                               |
| Floor                | <b>8th floor</b>                   | Device                             | <b>Yes</b>  |
| Garage               | <b>Yes</b>                         | Lift                               | <b>Yes</b>  |
| Year of construction | <b>2017</b>                        | Date to move in                    | <b>7. 8. 2023</b>   |

## About real estate

We offer to rent a modern business unit in a new administrative project, just a few steps from the metro station C-Pražského povstání. This unit can be divided into smaller separate offices. The building has a security service and a central reception.

Units are equipped with:

- air conditioning
- heating
- modern lighting
- Internet and electricity connections
- internal blinds
- double floors
- openable windows
- parking slot
- terraces

Unique administrative project is located in an established area of Prague 4.

The building is easily accessible by public transport. In addition, the project is very well accessible by car from the Prague Highway, which allows easy access to the D1 motorway and then through the South Connecting Road to the international airport in Ruzyně.

A great advantage of this location is all the civic amenities and the presence of the shopping center Arkády Pankrác, where all services such as post office, shops, restaurants etc. are within walking distance of the building.

For more information do not hesitate to contact us.

| The order | Floor     | Usable area        | Parking | Price   |
|-----------|-----------|--------------------|---------|---------|
| PRIME-6   | 7th floor | 208 m <sup>2</sup> | Yes     | 414 CZK |
| PRIME-1a  | 8th floor | 45 m <sup>2</sup>  | Yes     | 527 CZK |