



## New modern offices for rent, 394 sqm, Prague 10



🏠 394 m<sup>2</sup> 📄 Vinohradská, Praha 10 📄 442 CZK per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>N6648</b>	Price	<b>442 CZK per m<sup>2</sup> / month - price may vary depending on unit size and location</b>
Address	<b>Vinohradská, Praha 10</b>	Type	<b>Offices</b>
Usable area	<b>394 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<b>Yes</b>	Energy performance of the building	<b>A - Extremely economical</b>
Floor	<b>5th floor</b>	Number of floors	<b>11</b>
Device	<b>No</b>	Lift	<b>Yes</b>
Year of construction	<b>2023</b>	Date to move in	<b>1. 4. 2024</b>

## About real estate

Within the new and modern Hagibor district, which is being built on the attractive Vinohradská Street, we offer an unique office 394 sqm on 7. floor for rent. All office buildings are concentrated around a new pedestrian boulevard and are connected to apartment buildings.

The office buildings offer breathtaking views that can be comfortably enjoyed from their terraces, are interconnected by elevators with intelligent control, covered by a modern 24/7 reception and secured by an access system via an app. Raised floors with underfloor electrical boxes including sockets. Net floor height is 3 metres in offices and 2.7 metres in corridors.

The unique urban concept of the project was designed by one of the world's most prominent landscape architects Michel Desvigne. This well-known Prague location is two minutes away from Želivského metro station, at the same time on the tram. The project is surrounded by 350,000 sqm of green space and will be a symbol of the new standard of the future.

In Hagibor you will find the complete infrastructure of a modern neighborhood, offering not only dining and shopping, pharmacies, but also leisure activities in the adjacent park or fitness center.

The order	Floor	Usable area	Parking	Price
N6645	2nd floor	427 m <sup>2</sup>	Yes	442 CZK
N6646	3rd floor	412 m <sup>2</sup>	Yes	442 CZK
N6647	4th floor	384 m <sup>2</sup>	Yes	442 CZK
N6648	5th floor	394 m <sup>2</sup>	Yes	442 CZK
N6649	7th floor	383 m <sup>2</sup>	Yes	442 CZK
N6650	8th floor	615 m <sup>2</sup>	Yes	442 CZK
N6651	9th floor	510 m <sup>2</sup>	Yes	442 CZK
N6655	ground floor	176 m <sup>2</sup>	Yes	429 CZK
N6659	4th floor	1 703 m <sup>2</sup>	Yes	442 CZK