



🏠 420 m² 📄 Přemyslovská, Praha 3 - Žižkov 🏠 16 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N6756	Price	16 EUR per m2 / month
Address	Přemyslovská, Praha 3 - Žižkov	Type	Offices
Usable area	420 m²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Lift	Yes	Date to move in	1. 4. 2024

About real estate

We offer for lease an attractive office unit of 420 sqm on the 2nd floor of Luxembourg Plaza. This modern multifunctional complex is located in Prague's popular Vinohrady district, close to the idyllic Jiřího z Poděbrad square. This architectural gem was completed between 2015 and 2018 and offers particularly high-quality office and retail space.

The complex covers an area of 23,000 m², of which 17,000 m² is reserved for comfortable office space. Luxembourg Plaza is designed as a trio of interconnected buildings with an impressive internal atrium between them. This area provides tenants with a pleasant space to relax and regenerate during the working day. In addition, the building has been designed with an emphasis on ecology and energy efficiency, using the latest technologies and systems. There is also a 4-star hotel on site with 159 comfortable rooms and a conference centre with a capacity of up to 800 people, ideal for hosting various corporate events and meetings. An underground car park with a capacity of more than 350 spaces is available for guests and tenants.

Luxembourg Plaza is easily accessible, with metro lines A and C, as well as tram and bus stops nearby.

Available from 04/2024.

Services.

Parking 140 EUR/space/month + VAT.

Areas are including ancillary building 9.04%.

For more information or to view the premises, please contact the agent.