



🏠 420 m<sup>2</sup> 📄 Přemyslovská, Praha 3 - Žižkov 🏠 16 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

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Order number	<b>N6756</b>	Price	<b>16 EUR per m2 / month</b>
Address	<b>Přemyslovská, Praha 3 - Žižkov</b>	Type	<b>Offices</b>
Usable area	<b>420 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Lift	<b>Yes</b>	Date to move in	<b>1. 4. 2024</b>

## 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 m<sup>2</sup>, of which 17,000 m<sup>2</sup> 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.