



🏠 1 575 m<sup>2</sup> 📄 Partyzánská, Praha 7 - Holešovice 💰 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |  |                                    |   |
|--------------|--|------------------------------------|---|
| Order number | <b>P7-3</b>                              | Price                              | <b>17 EUR per m2 / month + services + VAT</b> |
| Address      | <b>Partyzánská, Praha 7 - Holešovice</b> | Type                               | <b>Offices</b>                                |
| Usable area  | <b>1 575 m<sup>2</sup></b>               | Parking                            | <b>Yes</b>                                    |
| Low energy   | <b>Yes</b>                               | Energy performance of the building | <b>B - Very economical</b>                    |
| Floor        | <b>3rd floor</b>                         | Device                             | <b>No</b>                                     |
| Lift         | <b>Yes</b>                               | Date to move in                    | <b>21. 10. 2024</b>                           |

## About real estate

We offer for rent office space of up to 1575 sqm in the Port7 project in Prague 7 in Holešovice, close to the Vltava river.

The multifunctional project will consist of three office buildings, with a total leasable area of 35,850 m<sup>2</sup>. The buildings will be connected by an underground car park for a total of 261 cars. The office complex will feature spacious private terraces with views across Prague and floating meeting rooms. Double floors, chilled beams, humidification units, LED lighting and radiator heating have been used throughout the complex.

The Port7 project is developing its own mobile app to ensure maximum convenience and plenty of options for users. The built-in smart building operating system will allow visitors to open the doors, order services such as dry cleaning, read daily menus from restaurants, and a virtual reception and parking system. The project will include a food hall, a high-end restaurant, a wine shop, a barber shop, a self-service Minute Shop and a two-story fitness center.

The project will create a new park, a connection on the route from Holešovice station, a landscaped cycle path, a complex with shops, restaurants, a kindergarten and accommodation.

The Holešovice area is a popular and developing district of Prague. All civic amenities will be available both in the building and in the surrounding area - shops, services, schools, restaurants, doctors. Great transport accessibility to the center of the metropolis about 10 minutes. Public transport in the immediate vicinity.

| The order | Floor     | Usable area          | Parking | Price   |
|-----------|-----------|----------------------|---------|---------|
| P7-2      | 1st floor | 501 m <sup>2</sup>   | Yes     | 427 CZK |
| P7-3      | 3rd floor | 1 575 m <sup>2</sup> | Yes     | 427 CZK |