

# PHILIP & FRANK

PREMIUM REAL ESTATE SERVICES



## Commercial One bedroom

82 m<sup>2</sup> Praha 8, Za Poříčskou bránou

1 300 € per month



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### Layout One bedroom

We offer for rent a completely renovated 2+kk unit of 82 m<sup>2</sup> suitable for representative office space.

The unit is located on the 2nd floor of a fully renovated apartment building with an elevator at Za Poříčskou branou Street, Prague 8 - Karlín.

The unit features an entrance hall with a built-in wardrobe and an equipped kitchenette, a central room, a second room, a bathroom with a shower, and a separate toilet.

The property boasts beautifully decorated ceilings paneled with wood, large-format tiles and flooring in the bathrooms, restored parquet floors, etc.

Great location close to the city center. All civic amenities in place. Metro, tram, and bus stations are just a few steps from the house. The house is located on a cul-de-sac. Good walking distance to nearby parks and the Vltava River embankment. Karlín offers endless opportunities for cultural, sporting, or culinary experiences.

Rent: 33,000 CZK per month + service charges 2,500 CZK/month. Electricity is transferred to the tenant.

We highly recommend a viewing.

The owner reserves the right to select the tenant according to their own criteria.

Available from December 2024.

Area  
82 m<sup>2</sup>

Price	1 300 €
Floor area	82 m <sup>2</sup>
Floor	2
Elevator	Ano
Building energy rating	G

## VÁŠ MAKLEŘ



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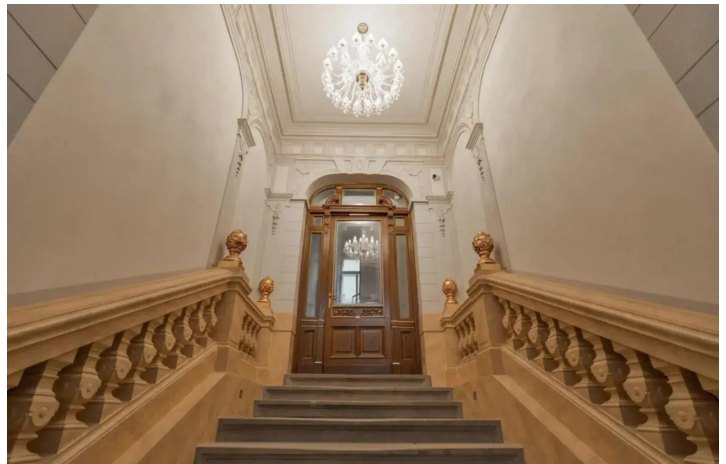
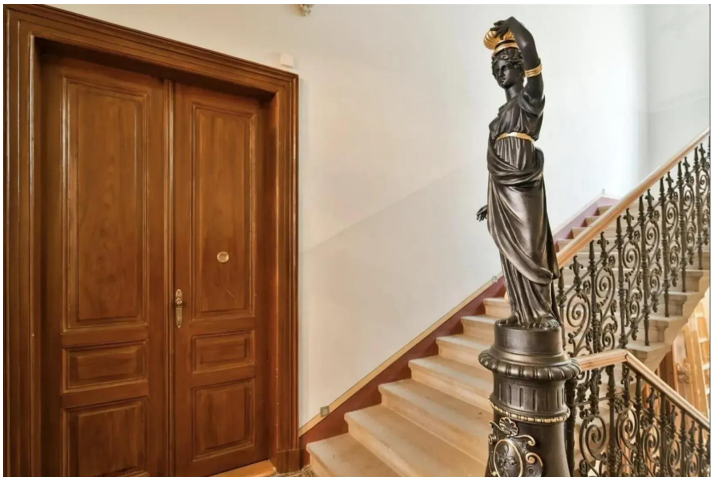
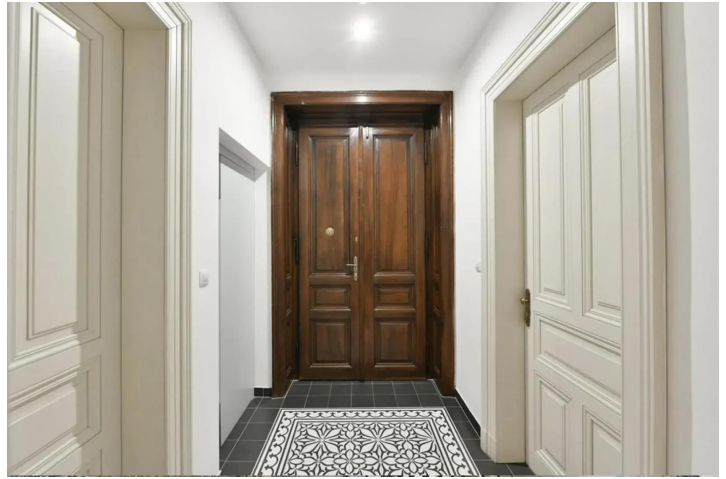
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