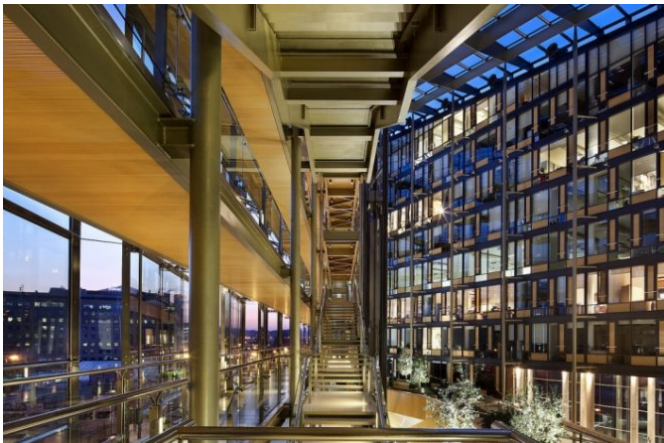


## Danube House

Karolinská 1, Praha 8



Price

**from 15.50 Eur/m<sup>2</sup>**

Offer type

**lease**

Unit area

**41 - 1 014 m<sup>2</sup>**

Total available area

**2 084 m<sup>2</sup>**

## Description

With its area of 21,400 m<sup>2</sup>, Danube House is part of the impressive, extensive urban project of River City Prague. Tenants benefit from the proximity of the city centre, good transport links to the building,

first-class infrastructure and a number of shops and restaurants in the area. Other advantages are the excellent connection to Václav Havel Airport and the location by the Vltava river: the proximity of water increases not only the air quality, but also the overall quality of life. The building also has a lot to offer in design, with extensive glass surfaces that blend easily with the surrounding structures, which enable a maximum daylight effect. The interior of the building offers impressively modern steel structures and plenty of space, which encourages both national and international tenants to flexibly set up their offices.

## Parameters

Number of floors above ground	11
Total available area	2 084 m <sup>2</sup>
Parking place	140 EUR
Building approval	2020
Energy efficiency	C
Quality	A

## Equipment and services

Air conditioning	✓
Správa budovy v objektu	
Carpets	✓
Conference room	
PC/data network	
Double floor	✓
Fire alarm	
Internal blinds	✓
Kitchen	
Lift	✓
Lowered ceiling	✓
Magnetic card entry	✓

Openable windows	✓
Optical cable	✓
Parking	✓
Telephone network/lines	
Recepce	✓
Restaurant/canteen	✓
Security	✓
Smoke detector	
Sprinklers	
Terraces	✓
Private toilet	

## Available variants

15.50 - 16.50 Eur/m <sup>2</sup>	lease 41 m <sup>2</sup>	1 <sup>st</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	lease 475 m <sup>2</sup>	11 <sup>th</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	lease 554 m <sup>2</sup>	3 <sup>rd</sup> floor
15.50 - 16.50 Eur/m <sup>2</sup>	lease 1 014 m <sup>2</sup>	3 <sup>rd</sup> floor

## Contact the broker



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