



VN62
ΔΟ□



Václavské náměstí 62

110 00 Prague 1

VN62.CZ/EN



ČMN



Boutique Offices Located at the Best Address

The current seven-storey building is located on property that was created upon the establishment of the New Town by Charles IV in 1348. The original three-storey building was built in 1868 in the Classicist Style, and in 1925, two more storeys were added. In 1994, the new owners opted for an extensive reconstruction that was completed in 1998 according to the designs of the architectural studio of Drexler Urbata Architekti.

This studio dealt with both the narrow profile of the property and with the historical environment and the surrounding buildings in an original manner.

The dominant of the building is its facade, on which the visible vertical and horizontal constructions intertwine with three geometric shapes – rectangles, circles, and triangles.



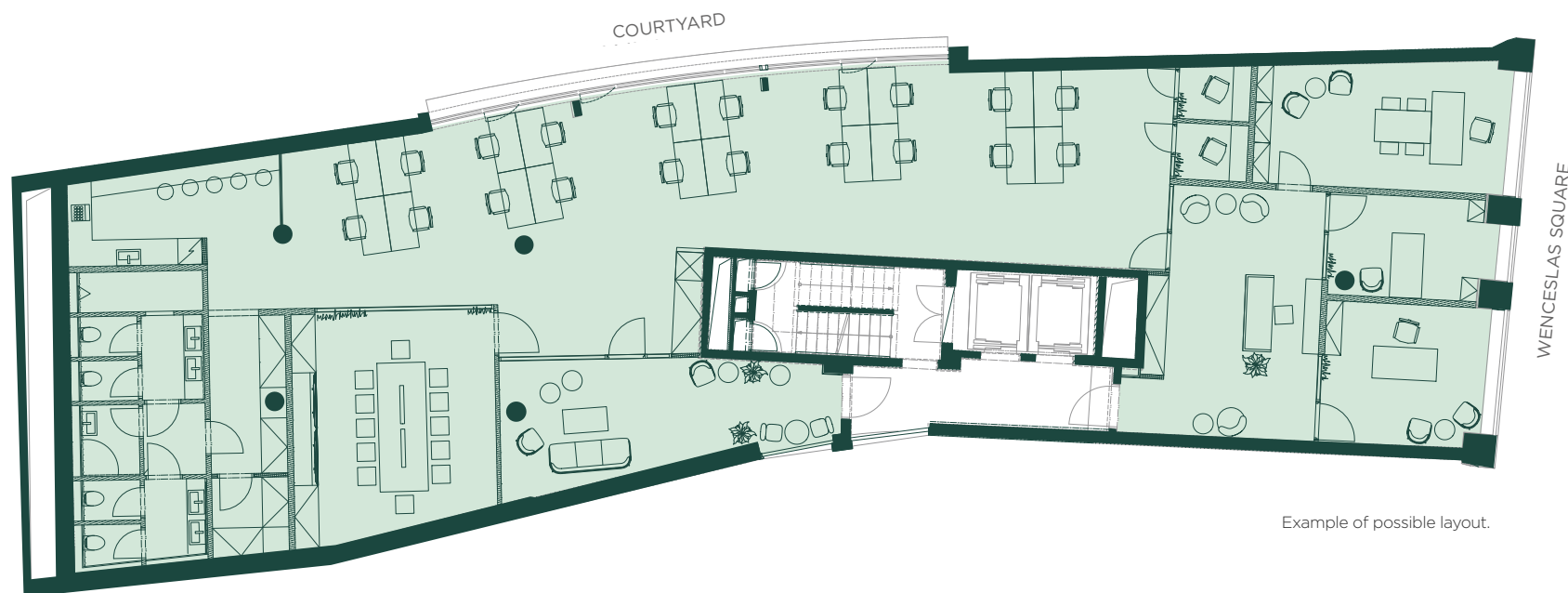
- ❑ **Seven storeys of leasable premises**
- ❑ **2,800 m² leasable surface area**
- ❑ **Located directly on Metro Lines A and C**
- ❑ **High standard without any further investments necessary**

The building at Václavské náměstí 62 is located at one of the most lucrative addresses in Prague and offers a direct view of the iconic statue of St Wenceslas as well as excellent accessibility.

The complete reconstruction has transformed the building into a modern space that offers its tenants above-standard offices. Plus, the highest storeys have terraces that provide unique views. The building strives to receive the BREEAM OUTSTANDING certificate.

Premises for Rent

Typical Floor Layout



Example of possible layout.

Storey	Leasable surface area (m ²)	Rent (EUR/m ²)	Available	Divisibility (from 105 m ²)	Building services (CZK/m ²)	Parking (distance in m)
2.-6. NP	5 × 326	from 22	immediately	yes	100	350

The prices listed are without VAT.

Premises for Rent

Maisonette



Storey	Leasable surface area (m ²)	Terrace (m ²)	Rent (EUR/m ²)	Available	Divisibility	Building services (CZK/m ²)	Parking (distance in m)
Maisonette (7.+8. NP)	511 (287+224)	75 (31+44)	25	immediately	no	80	350

The prices listed are without VAT.



VN62 Mezonet 7. a 8. NP





- ❑ **Offices from 326 m²**
- ❑ **Innovative technologies**
- ❑ **Variable space**

We have created a modern workplace in the heart of Prague, which will enchant you not only with its beautiful view, but also with its amenities. The building is made up of five storeys, each with a surface area of 326 m², and of a luxurious maisonette with a surface area of over 500 m² and four terraces.

The layout can be adapted according to your needs, thus creating customised offices that will be appreciated by both employees and clients.



Attractive Location

- ❑ **Directly at Metro Station Muzeum (Lines A and C)**
- ❑ **3 minutes from tram stops and from Metro Line B**
- ❑ **8 minutes from Main Train Station**

Václavské náměstí (Wenceslas Square) is one of the most prestigious addresses in the very heart of Prague. Aside from the lucrative location, another huge advantage of this building is its easy traffic accessibility.

You will find the entrances to the Metro stations of Muzeum and Můstek in its direct proximity. Plus, soon a tram stop will be established directly in front of the building.

Although in the centre of Prague, the location is easily accessible by car thanks to its direct connection to the highway network and the Magistrála Radial Road.



Technologies and Building Equipment

- ❑ We are planning to achieve the BREEAM certification in the highest category - OUTSTANDING.
- ❑ New efficient technologies for central heating, cooling, and ventilation for your absolute comfort
- ❑ Separately controlled zones of cooling and heating
- ❑ Openable windows with three-layered insulating glass and outdoor Venetian blinds
- ❑ Double-layered floors in offices with flexible placement of sockets in floor boxes
- ❑ Access system using cards or mobile phones for maximum comfort and security
- ❑ Separate sanitary facilities and a fully equipped kitchenette in each rental unit
- ❑ Bicycle storage with a dressing room and amenities for fans of urban cycling and athletes



Energy Efficient and Environmentally Friendly

The reconstruction of VN62 was designed so that it meets even the strictest environmental criteria that you could require from a building.

We equipped the building with modern technologies, including solar panels on the roof.

We are striving to achieve the BREEAM certification in the highest category - OUTSTANDING. We are also striving to get the EPC in the "Very Energy Efficient" category according to the newest, stricter requirements dating to 2022.



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