

VN62  
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# BOUTIQUE OFFICES “BY THE HORSE”

PROJECT VÁCLAVSKÉ NÁMĚSTÍ 62  
VN62.CZ

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# PROJECT

## VÁCLAVSKÉ NÁMĚSTÍ 62

- Completely new boutique **offices “By the Horse”**
- **1 minute** from the Metro Lines A and C, **3 minutes** from Metro Line B
- A high **ESG** standard of the building with the aim of achieving **BREEAM - OUTSTANDING** and the **EPC category of “Very Energy Efficient”**
- **Low service charges** thanks to modern technologies
- **A high standard** of furnishings found already in the **base and the option custom fit/custom to suit**



# HISTORY

## OF THE BUILDING

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 & VRBATA ARCHITEKTI**. The studio's original designs successfully dealt with both the narrow profile of the property, as well as the historical environment and the surrounding buildings.

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.





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COMPANY



# LOCATION

## BOUTIQUE OFFICES AT THE BEST ADDRESS

- ▲ 1 minute from Metro 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 considered to be one of the **most prestigious addresses**, located in the very heart of Prague. Thanks to this, VN62 offers its tenants an absolutely **unique** direct **view** of the statue of St Wenceslas. Aside from the lucrative location, another big advantage of this building is its **easy traffic accessibility**. Important transport intersections for those commuting by car and by public transport are located in its direct proximity.

The entrance to the **Muzeum Metro** Station is located right next to the building. **Můstek Metro** Station and the tram stops of **Muzeum** and **Václavské náměstí** are located a walking distance away.

Although in the centre of Prague, thanks to the direct connection to the highway network and the Magistrála Radial Road, the location is **easily accessible by car**. Parking is available at several sites in the direct proximity of the building.

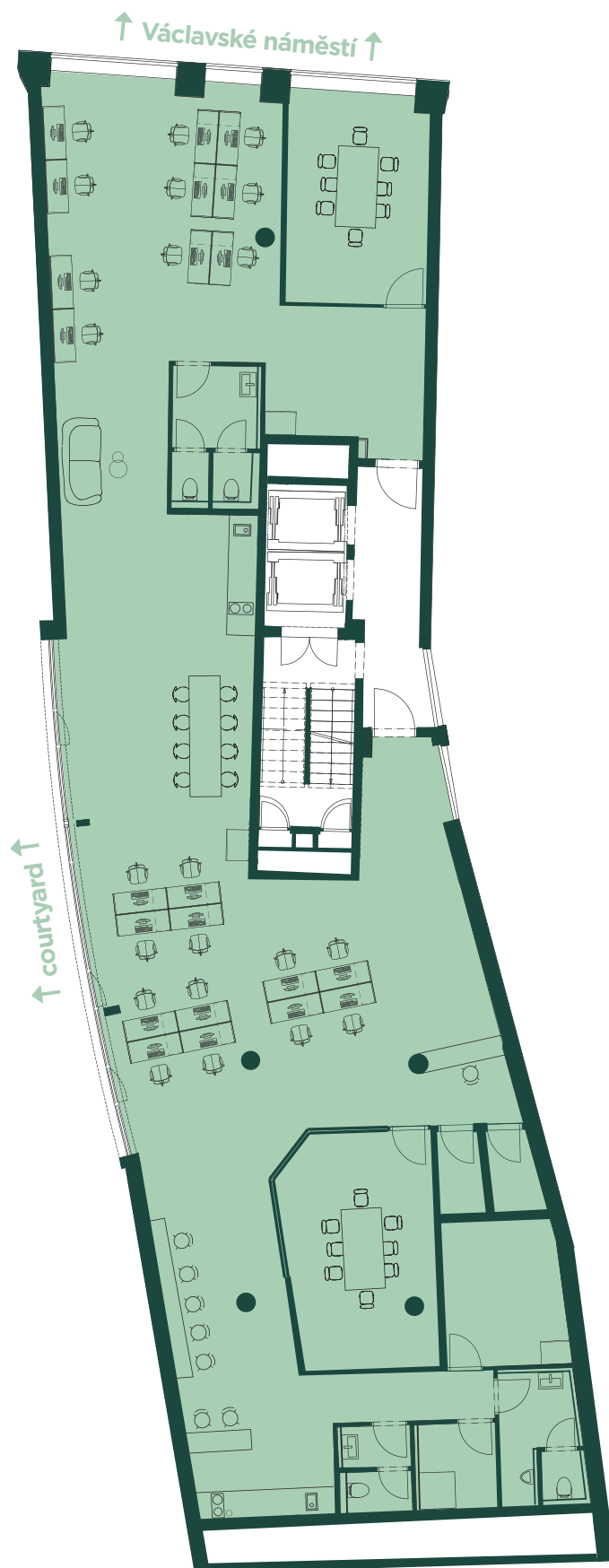


# OFFICES FOR RENT

- ▲ 4 floors of offices
- A total of 1,200 m<sup>2</sup>
- Variable layouts

We are creating a modern workplace in the heart of Prague that will enchant you not only with its beautiful view, but also with its amenities.

A total of **four floors**, each with a surface area\* of 300 m<sup>2</sup>, offer newly reconstructed office space that stands out with its variable layouts. Therefore, at the request of the client, we can easily create an open space, but also smaller, enclosed offices and a meeting room with an iconic view of the statue of St Wenceslas.



# INTERIORS AND TECHNOLOGIES



- 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
- **New efficient technologies** for central heating and cooling
  - for the effective functioning of the building
- **Openable windows** with three-layered insulating glass and outdoor Venetian blinds\* – for comfort and peace for working
- **Individual control** of air conditioning and heating
  - for thermal comfort and cost control
- **Bicycle storage with a dressing room and amenities**
  - for fans of urban cycling and athletes
- **Double-layered floors in offices** – for simple layout adjustment
- **Social facilities and a kitchenette** in each rental unit
- **ACS** – access control system for the comfort and safety of all tenants and their clients

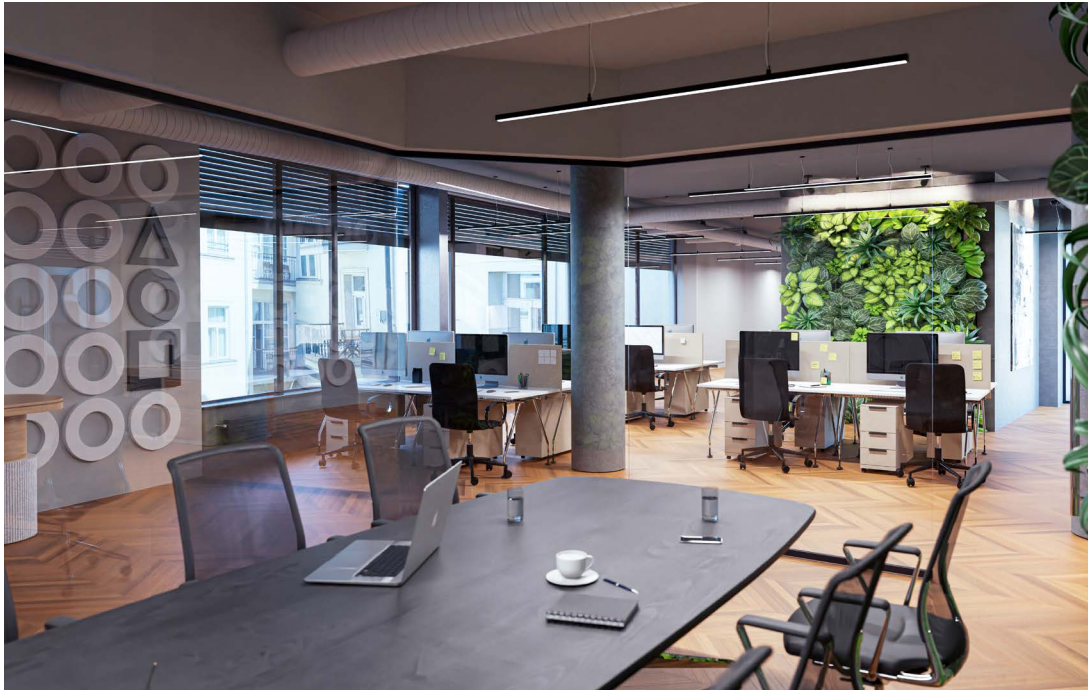
\* Venetian blinds are found only on the windows facing the inner courtyard.







# ENERGY EFFICIENT AND ENVIRONMENTALLY FRIENDLY



The current reconstruction of VN62 has been designed so that it meets even the strictest criteria of its future tenants. We already keep the greatest sustainability in mind during this execution. We only use such materials and methods that reflect the principles of sustainability. We shall equip the building with modern technologies. 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.

**BREEAM** (Building Research Establishment Environmental Assessment Method) is a **method of assessing the environmental sustainability of buildings**. This is one of the most applied methods of assessing the environmental impact and sustainability of the buildings around the world.

The method evaluates various aspects, such as energy efficiency, water consumption, materials, the health and comfort of users, building management, or the ecology of the site. BREEAM uses various criteria and rating scales for classifying the sustainability of buildings, which must meet strict requisites and standards.



## CONTACT

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### REGISTERED ADDRESS

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110 00 Prague 1  
Company ID No.: 05142202  
VAT ID No.: CZ699006350

The company is registered in the Company  
Register administered by the Municipal  
Court in Prague, Section B, Insert 24261.

### OFFICE

Forum Karlín  
Pernerova 51  
186 00 Prague 8