

# Botanica Y

## Administrative Building





## Why Botanica Y?

- near the Nové Butovice metro station and public-transport stops within walking distance
- nearby access to the D5 motorway and the external Prague ring road
- catering options: a selection of international cuisines within walking distance (around 10 min.)

## Basic facts

- total office space: 1 500 m<sup>2</sup>
- gross floor area of the above-ground floors: 1 834 m<sup>2</sup>
- total dimensions of the plot: 2 932 m<sup>2</sup>
- total number of parking places: 24
- number of storeys: 4 above-ground + 1 below-ground
- building permit issued
- construction time: 12 months

Easy accessibility from the Nové Butovice metro station, public transport stops and the D5 motorway.

Open plan layout = variable internal spaces.



## Construction

- “open plan” – variable solutions for the internal spaces
- construction ceiling height on above-ground floors: 3.5 m (ceiling height 3.1 m)
- double floors
- façade windows: some fixed, some opening and tilting
- gas boiler
- air-conditioning system
- electronic fire alarm system (EPS), electronic security system (EVS) with access system, CCTV, STA and structured cabling

## You will have a prestigious address

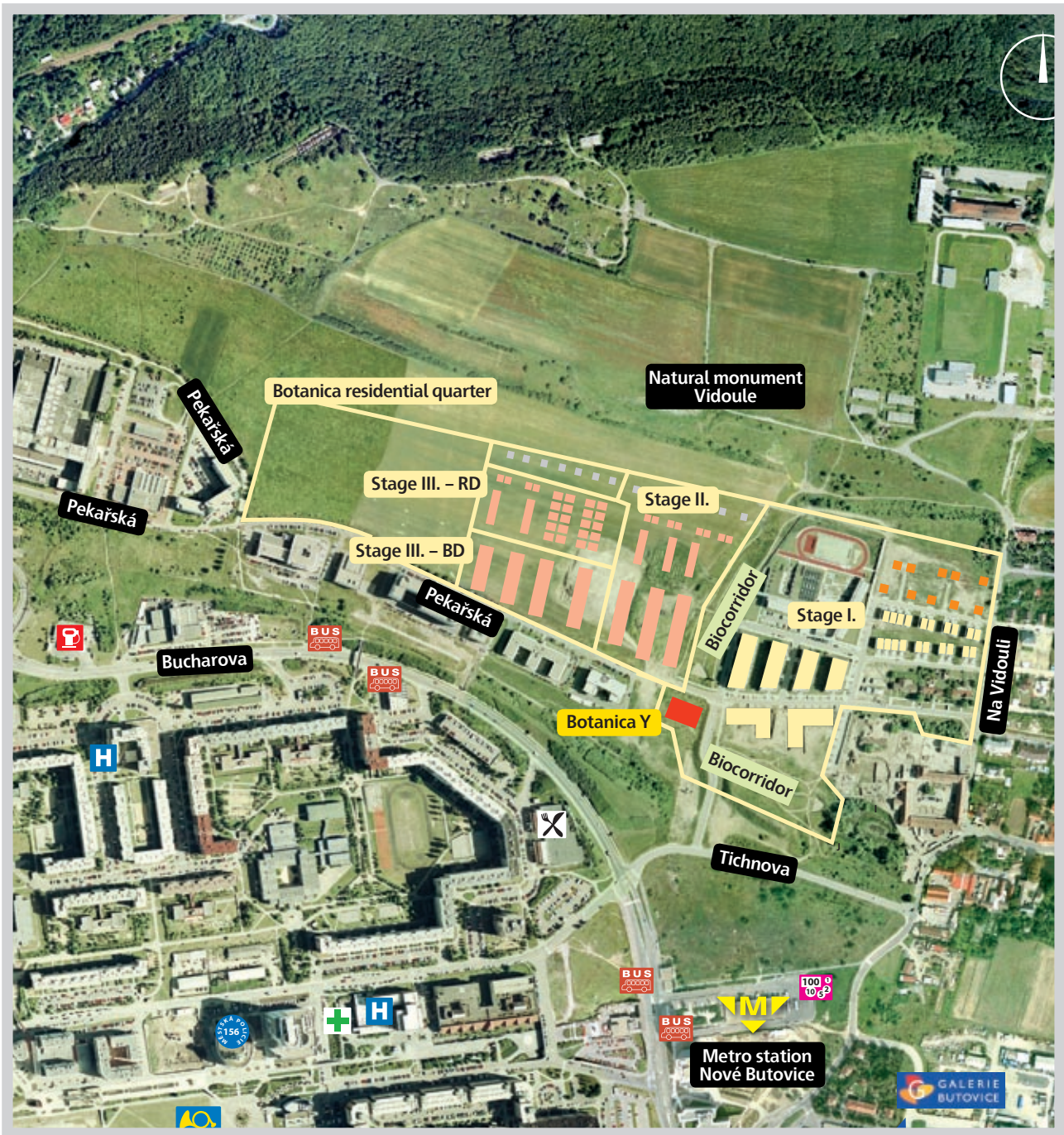
neighbouring Office Park  
Nové Butovice, Avenir Business  
Park and international  
companies

SAP ■ Odkolek ■  
Siemens ■ ŠkoFIN  
■ LeasePlan ■ Nike  
■ Mazda ■ Bosch

Safe and secure parking places in the building's underground parking garage.

Office space: 1 500 m<sup>2</sup>.

# Project location



Prague 5-Jinonice, Pekařská Street



**Skanska Reality a.s.**  
[www.skanska.cz](http://www.skanska.cz)

Sales Department  
Ing. Vlastimil Seibert, Sales Manager  
+420 267 095 289  
Ing. Jan Fidler, Regional Sales Manager  
+420 267 095 372  
Kubánské nám. 11  
100 05 Praha 10-Vršovice