

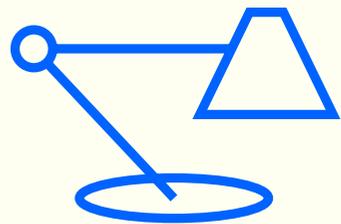
YOUR NEW BERTH ON THE BANKS OF THE VLTAVA RIVER

The former administrative building of the Prefa company reflects the different architectural trends of 1960s and 1970s Czechoslovakia. Its revitalization will result in the unique Riveroff office center, which will offer modern office space on the banks of the Vltava River. It will offer premium offices with views of the river and its green environs, and excellent access to the city center. The building is part of the Rivera multifunctional project, which, together with the Port7 project, will transform one of Prague's riverbanks into an innovative campus with offices, a hotel, a spa, a resort, studios, shops, restaurants, and its own port.



Riveroff

A VARIETY OF USES



The Riveroff building offers three studios, a five-story tower, and retail space in the basement that can be used for many different purposes. Each studio receives plenty of daylight and has an open plan layout with views of the surrounding greenery. One studio has a rooftop where a garden with a terrace is planned. The retail space in the basement can be used as a showroom or shop.



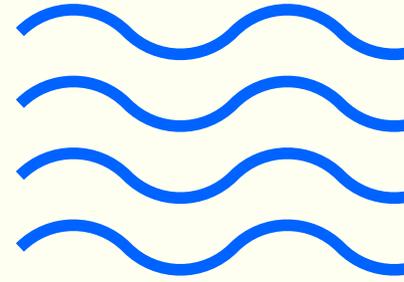


OFFICE AND EQUIPMENT

- Total floor space: 1,446 sq. m.
- Terraces: 376 sq. m.
- Layout: 1 tower, 3 studio buildings, and 1 retail space
- Openable windows
- Underground garages in every building section
- Bike storage, lockers, and showers
- Optimized air conditioning, heating, and cooling
- Air humidification in winter
- Greenery on the terraces and rooftops
- Rainwater collection for watering the greenery

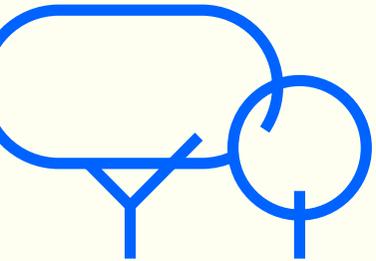


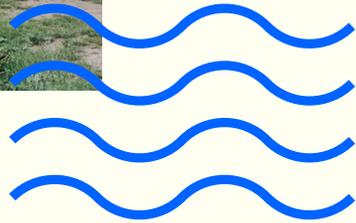
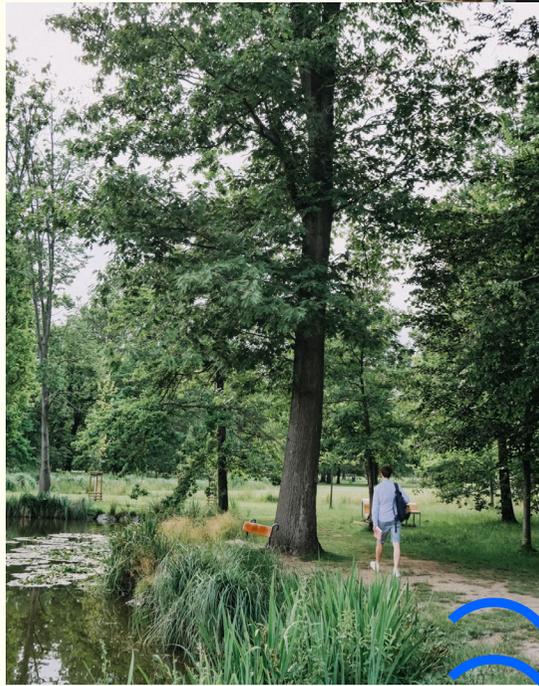




WELCOME TO THE PORT

The newly emerging complex will lend the buildings around Riveroff the ambience of a port: views of the river from almost every window, refreshing greenery and a pier where boats and houseboats can anchor. The revitalized buildings will offer modern office and retail space with complete civic amenities. Sports enthusiasts will appreciate the nearby bike and skate path, green spaces to exercise in, and numerous water sports on the river.







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