



MAISON KITSUNÉ
PARIS

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CAFÉ • BARS • RESTAURANT

서초 방배 빌딩

APR. 2022

1. 물건개요

| 물건 현황

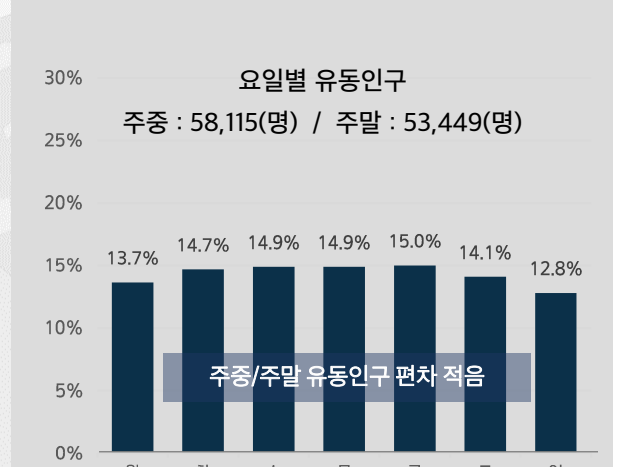
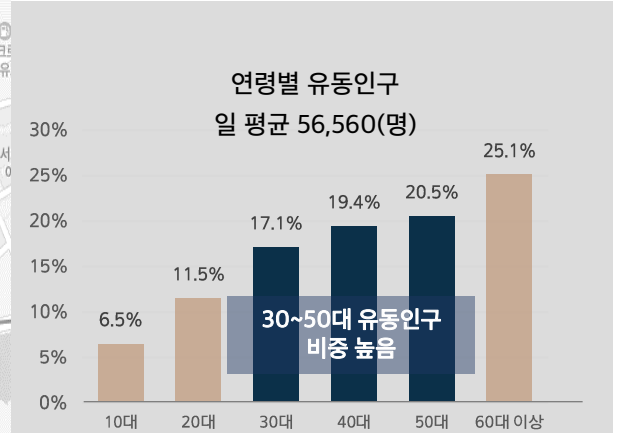
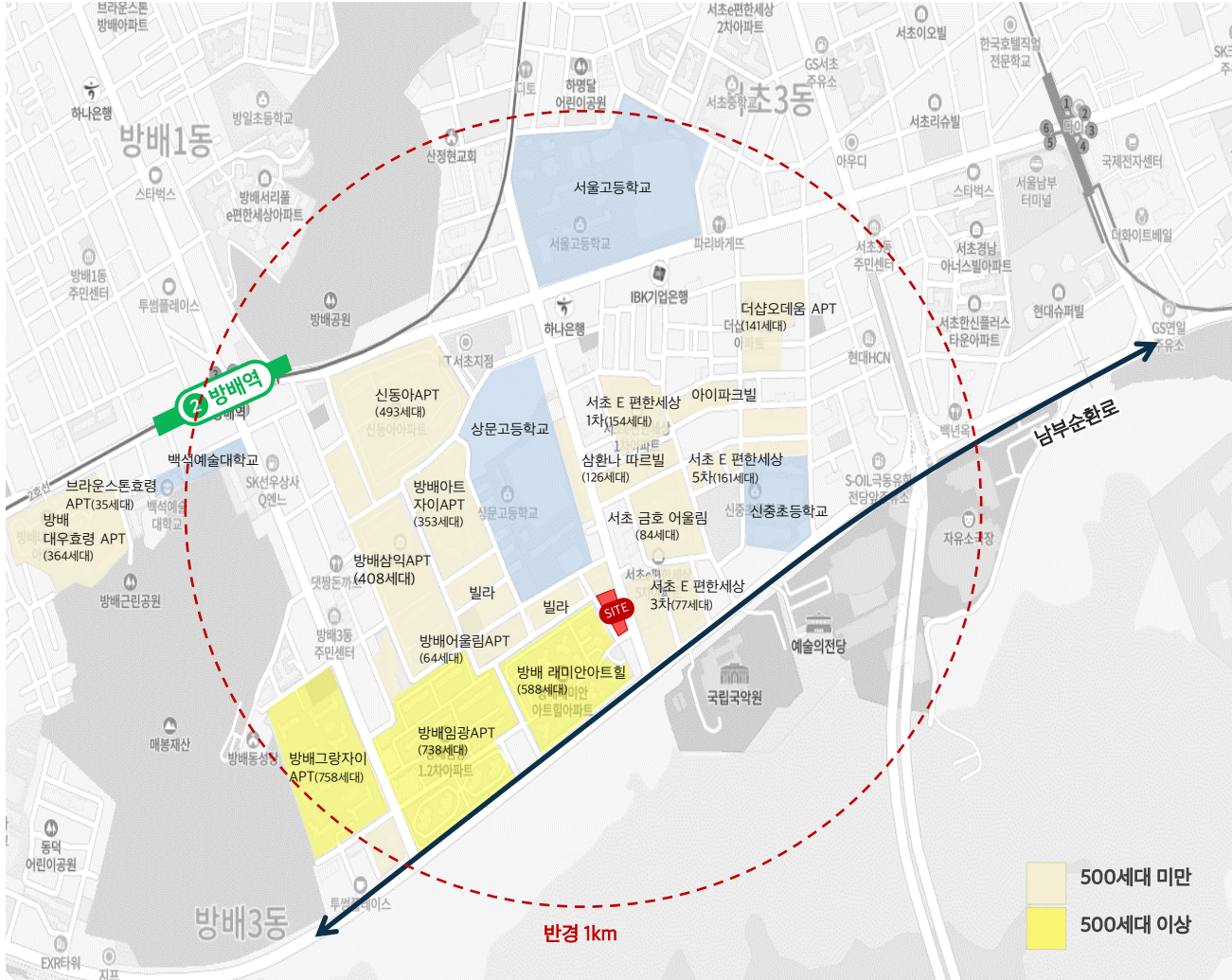


| 물건 개요

건물명	방배빌딩	
소재지	서울시 서초구 방배동 1006-2	
면적	대지면적	2,269.9m ² (686.64평)
	건축면적	1,616.04m ² (488,85평)
연면적	전체	18,650.75m ² (5,641.85평)
	용적률산정 연면적	10,121.14m ² (3,016,64평)
건폐율	71.19%(법적 건폐율 50%)	
용적률	445.88%(법적 용적률 250%)	
용도지역	제3일반주거지역	
규모	지하5층, 지상9층	
용도	업무시설, 근린생활시설	
사용승인일	1995.11.29	
주차대수	옥내기계 : 10대 / 옥내자주 : 106대	

2. 입지분석

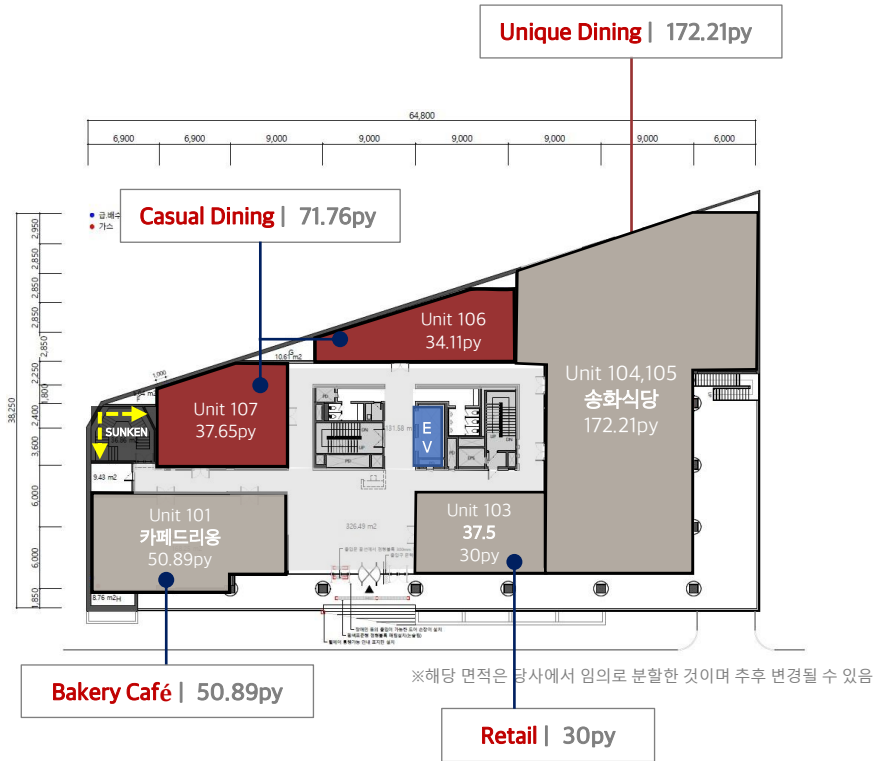
- 대규모 주거단지(2,084세대) 및 중소형 주거단지(1,501세대)가 인접해 풍부한 배후 수요가 확보됨.
- 강남대로와 2.5km에 위치하여 GBD권역과의 차량 접근성이 우수함.



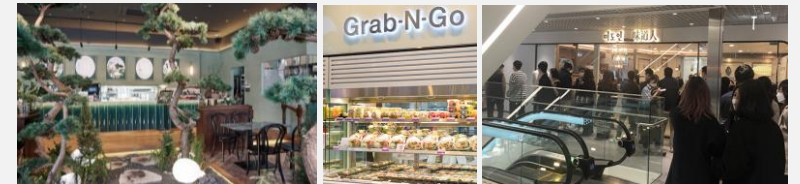
3. MD PLAN

Better normal for All

방배 상권에서 새로운 Destination 역할을 할 수 있는 Anchor Tenant 및 집객력 콘텐츠들이 있는 “모두” 를 위한 공간



- 검토 가능 유닛
- LOI 수취
- 계약 완료



INTERIOR



THANK YOU

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(A copy of the rates and conditions referred to above with respect to this property is available upon request.)

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(주)스위트스팟 서울특별시 강남구 테헤란로 431, 10층 | 대표번호 02-6951-0765 | 팩스 02-553-0742