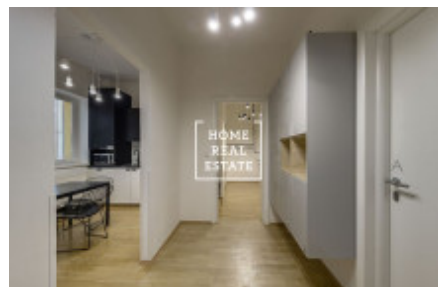
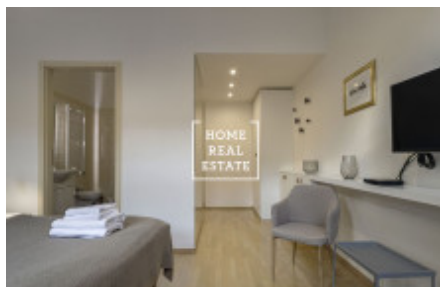
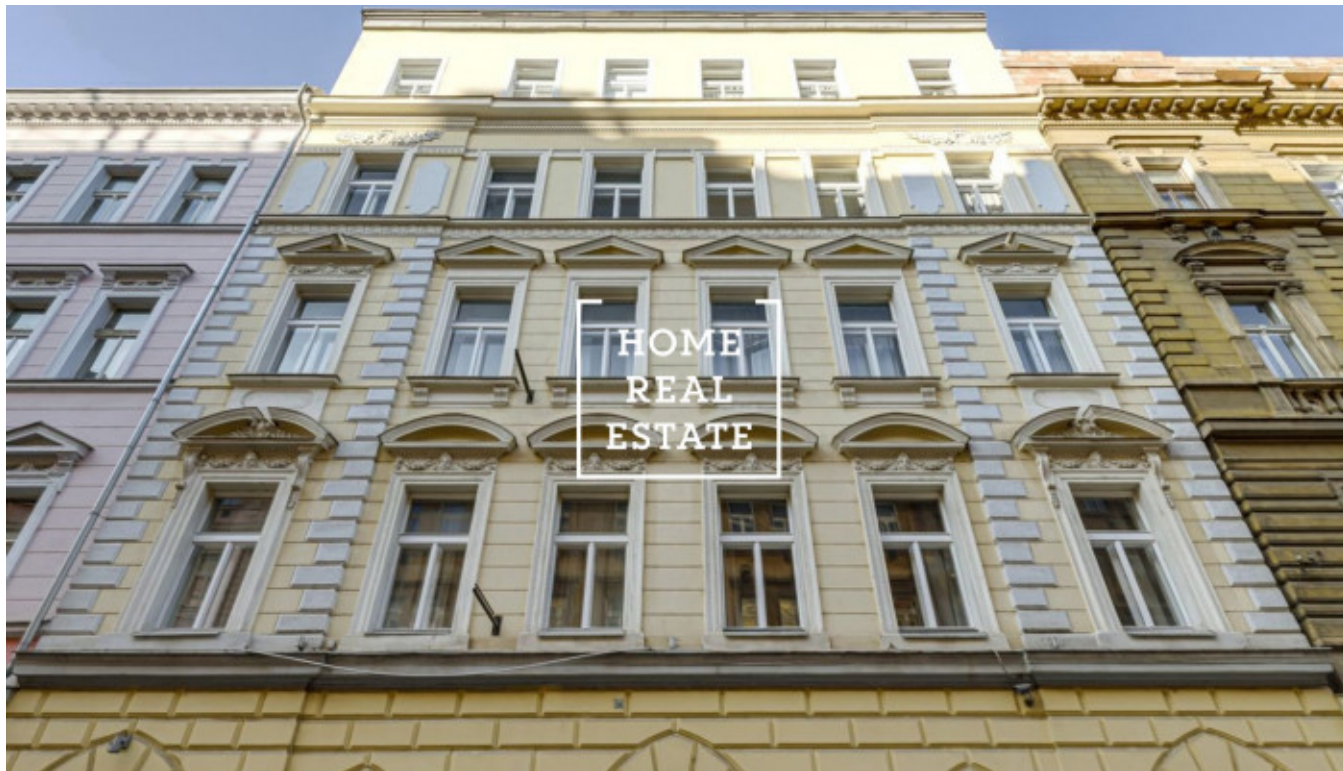


HOME  
REAL  
ESTATE

## Sale flat 2+1, 75 m<sup>2</sup> - Bořivojova, Praha 1



HomeRealEstate on behalf of the owner offers for sale an interesting apartment 2 +1 with a total area of 74.2 m<sup>2</sup>, situated in a lucrative location of the upper Zizkov. Due to the fact that similar flats in this locality are sold relatively little, you have a unique opportunity to buy an apartment for both future housing and business. The apartment is located on the 3rd floor of a brick building with an elevator. The house underwent a partial reconstruction in 2018/19. 2 + 1 has an interesting layout, enabling a variable solution for the use of space. The entrance hall leads to two separately furnished rooms and a separate kitchen. Each room has its own bathroom, which includes a toilet, bidet, shower, sink and backlit mirror. The kitchen overlooks the courtyard, but the rooms face Bořivojova Street. (South orientation, slightly east). The apartment is sold including all equipment (see photo): 2x double beds, 2x TV, exposed wardrobes, lighting, chair, dining table, sofa bed, bedside tables (furniture value approx. 150.000-200.000 CZK) In 2019 the reconstruction was carried out: -exchange of electricity (copper), gas boiler (which heats both water and damages heating), shower and renovation of Italian tiles, kitchenette (glass-ceramic double hob, dishwasher, refrigerator, microwave oven, hood, coffee maker, floor renovation (oak), exchange of inter-room doors. This location is very popular. In the vicinity you will find excellent civic amenities and the possibility of a quiet rest. Nearby there is a rich selection of quality restaurants and cafes. In walking distance are the protected area of Bř **Ol** Olšany cemetery and the square of George of Poděbrady, Riegrovy sady leisure park is also nearby, all services are within reach (kindergarten, primary school, university of the University of Economics, sports hall, playground, post office, restaurant). Excellent transport accessibility: car stop. a tram. (Husinecká) within walking distance, metro A "Jiržiho z Poděbrad" (only 5 minutes to the city center). Price: 7.500.000, - CZK including agency commission For investors: In case of buying this property you are investing in Prague, which is only growing (last 8 years) in the price level and due to the protection of monuments. territory maintains its market stability. You have the opportunity to buy 1/2 and 4 apartments at once, which will bring in very good money both for short-term rent (average income for 2019 is 58 thousand CZK / month) and for long-term rent (30-32 thousand CZK per month ) due to the possibility of renting separate rooms to individuals. When buying, we guarantee that we will find you a tenant free of charge very quickly, due to the connection of our social networks to the University of Economics, the Metropolitan University, a number of language schools. (Also for sale a portfolio of 4 apartments, which could be left in operation on short-term rentals, the price of the portfolio to be negotiated) For more information and the possibility of a tour, please contact the broker or fill out the form below.

ID	<a href="#">29543</a>	Offer	Sale
Group	2+1	Furnished	Furnished
Location	Bořivojova 92, Praha 3-Žižkov, Česko	Ownership	Personal
Usable area	75 m <sup>2</sup>	City	<a href="#">Prague</a>
District	<a href="#">Praha 1</a>	City district	<a href="#">Vinohrady</a>
Status	Realized		