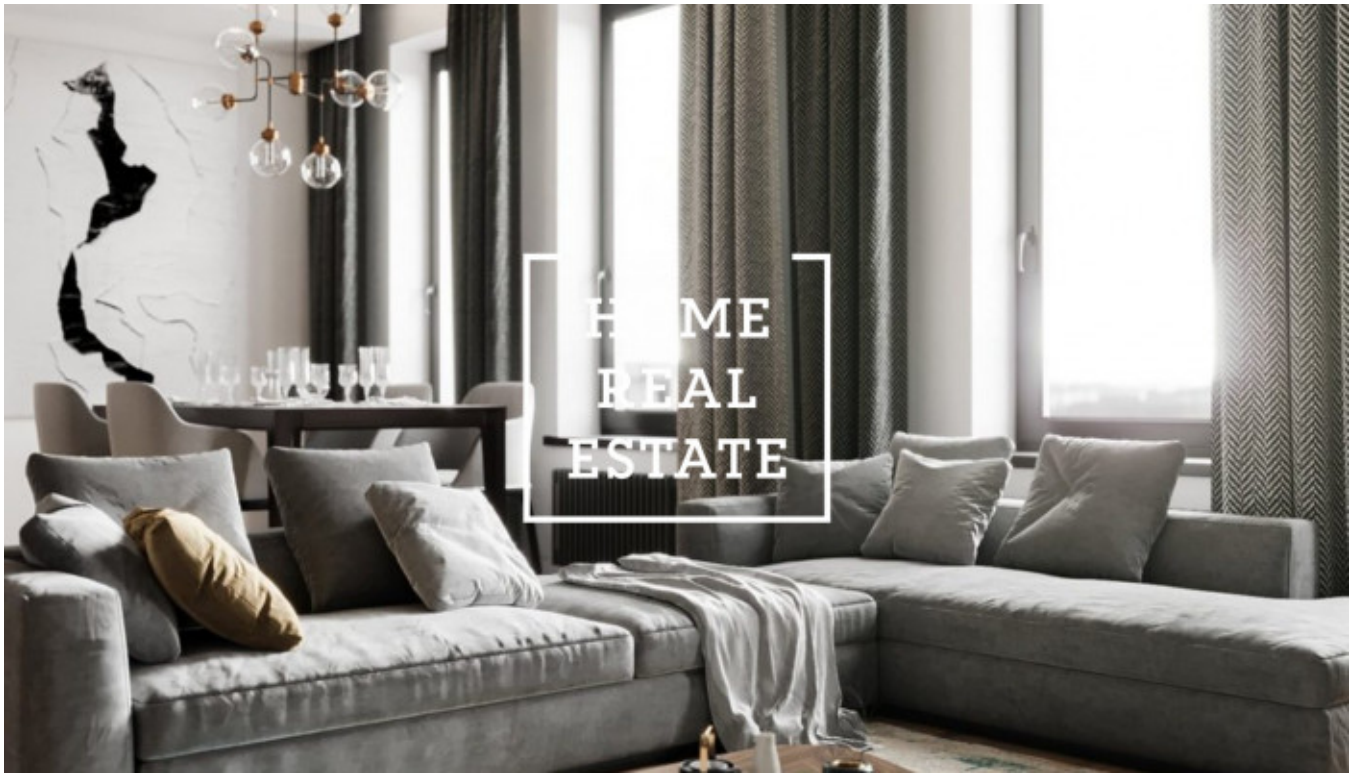


HOME  
REAL  
ESTATE

## Sale flat 1+kk, 81 m<sup>2</sup> - Za Karlínským přístavem, Praha 8



The company "Home Real Estate" dares to offer for sale an exclusive apartment 3 + kk with an area of 81 m<sup>2</sup> within a residential complex in Karlín. The price includes a parking space and a cellar. I will be happy to send the floor plan of the apartment, important documents with information about the location and fees to your email address. I specialize in the Karlín district and I have more than 45 housing units in this location. In terms of the development of this district, Karlín is also an excellent investment opportunity. Average monthly rental price of our apartments, which we manage in Karlín:

- 1 + kk is 16,000 CZK to 22,000 CZK + utilities.
- 2 + kk is 23,000 CZK to 28,000 CZK + utilities.
- 3 + kk is 32,000 CZK to 42,000 CZK + utilities.

The annual rental income from apartments is from 3.9% to 4.8%. For more information, please contact me or fill out the form below. Karlín is located in the very center of the capital city in Prague 8. This area, which connects Libeň with the New Town and in which the center of the capital city of Prague is combined with the beautiful nature of Rohan Island, certainly has something to offer. Of course, in the neighborhood you will find stylish cafes, various shops, restaurants and pubs, as well as playgrounds and schools. This district is interesting for residents and very good transport accessibility, there is a bus stop "Urxova" and a tram stop "Křižíkova". The metro station "Křižíkova" (B) (only 3 stops from Wenceslas Square) is located in a 3-minute distance. The modern appearance of the district is to some extent influenced by the Vltava River, which, with the destructive force of millennial water, entered the streets of Karlín in the spring of 2002 and definitely changed the appearance of the place. The drama will not be repeated, as Prague has invested in building flood protection measures. On the Rohanské nábřeží, one feels that one is different, more western in the city. Danube House, Nile House, Amazon Court, River Diamond. These are the names of new office buildings located in the fastest growing district of Prague on the banks of the Vltava. This circumstance is also a benefit for investors - apartments are potentially suitable for rent to managers of foreign companies. The photos of the apartment are for illustration only. We speak english - call us for the further info. We speak in Russian - call us for detailed information. For more information, please contact me or fill out the form below.

|             |   |               |                        |
|-------------|---|---------------|------------------------|
| ID          | <a href="#">29709</a>                                   | Offer         | Sale                   |
| Group       | 1+kk  | Furnished     | Partially furnished    |
| Location    | Za Karlínským<br>přístavem 683, 186<br>00 Karlín, Česko | Ownership     | Personal               |
| Usable area | 81 m <sup>2</sup>                                       | City          | <a href="#">Prague</a> |
| District    | <a href="#">Praha 8</a>                                 | City district | <a href="#">Karlín</a> |
| Status      | Realized  |               |                        |