

HOME  
REAL  
ESTATE

## Sale flat 2+kk, 52 m<sup>2</sup> - U Mlýnského kanálu, Praha 8



The company "Home Real Estate" would like to offer for sale an exclusive apartment 2 + kk with an area of 52 m<sup>2</sup>, within a new residential complex in Karlín.

Excellent investment opportunity. The average monthly rental price of 2 + kk apartments in similar projects is from 22,000 CZK to 26,000 CZK + fees.

We have more than 40 apartments in Karlín, do not hesitate to contact me for more information. You do not pay 4% property acquisition tax.

The usable area of the apartment is 52 m<sup>2</sup>, which consists of a living room with kitchenette, space under the bed, toilet with bathroom and hallway where a wardrobe can be placed very well. Besides everything, a big bonus of the apartment is the loggia.

Apartment complex located in the very center of the capital in Prague 8. This area connecting Libeň with the New Town, which combines the center of the capital of Prague with the beautiful nature of Rohan Island 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. The photos of the apartment are for illustration only.

Karlín is also interesting for residents with very good transport accessibility, there are both a bus stop "Urxova" and a tram stop "Křižíkova". The metro station "Křižíkova" (B) (only 3 stops to 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 power of the 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.

We speak english - call us for the further info. We speak in Russian - call us for detailed information.

I will be happy to send the floor plan of the apartment, important lines with information about the location and information about fees to your email address.

ID	<a href="#">29725</a>	Offer	Sale
Group	2+kk	Furnished	Partially furnished
Location	U Mlýnského kanálu 687/3, Karlín, 186 00 Praha-Praha 8, Česko	Ownership	Personal
Usable area	52 m <sup>2</sup>	City	<a href="#">Prague</a>
District	<a href="#">Praha 8</a>	City district	<a href="#">Karlín</a>
Status	Realized		