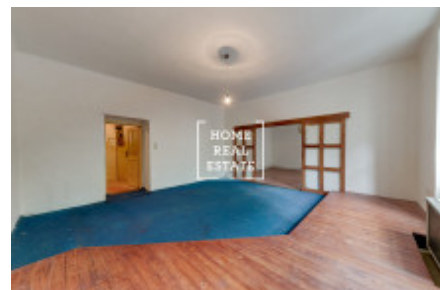
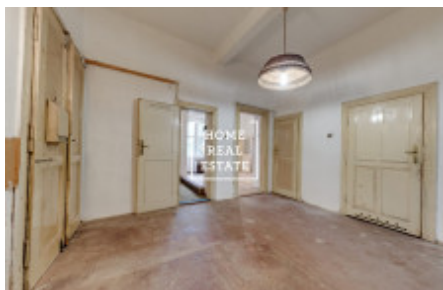


HOME  
REAL  
ESTATE

## Sale flat 3+1, 92 m2 - Lucemburská, Praha 1



Home Real Estate in the exclusive representation of the owner offers for sale a very interesting apartment 3 + 1 with a total area of 92.9 m<sup>2</sup>, situated in a lucrative location at the turn of Vinohrady and 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 (can be used as an office or retail space after re-approval). The apartment is located on the 1st floor of a brick building with an elevator. The apartment requires modifications, replacement of the floor and construction of a toilet. The apartment has an interesting layout, allowing variable solutions for the use of space. The entrance to the apartment is possible both directly to the larger entrance hall with a kitchen unit and access to all rooms, and to the smaller hall, which leads to one of the bedrooms. One of the entrances to the bedroom is currently walled up: it can be returned to create two interconnecting rooms. The central entrance hall leads to the living room, two bedrooms, bathroom, toilet and pantry. The apartment has 2 cellars with a total area of 16 m<sup>2</sup>. This location is very popular. In the vicinity you will find excellent civic amenities and the possibility of a quiet rest. There is a rich selection of quality restaurants and cafes nearby. Within walking distance are the monumental area of Olšany Cemetery and the square of George of Poděbrady. There are also leisure parks nearby. All services are within reach (kindergarten, elementary school, college, sports hall, playground, post office, restaurant). For active rest and relaxation, several fitness centers are within walking distance. This is a very popular place for those who want to live close to the city center (12 minutes by public transport to Wenceslas Square), use all civic amenities, and at the same time live in a quiet place with the possibility of active recreation. Excellent transport accessibility: bus and tram stop within walking distance, metro station "Želivského" (only 5 minutes to the city center). Price: 6.490.000, - CZK + REA commission For quick negotiations - discount. The offer is interesting for investors for short-term or long-term lease - it is just a short walk from the center of Prague and close to the University of Economics, VŠFS, and New York University. For more information and the possibility of a tour, please contact the broker or fill out the form below.

ID	<a href="#">29777</a>	Offer	Sale
Group	3+1	Furnished	Partially furnished
Location	Lucemburská 35, Praha 3-Žižkov, Česko	Ownership	Personal
Usable area	92 m <sup>2</sup>	City	<a href="#">Prague</a>
District	<a href="#">Praha 1</a>	City district	<a href="#">Vinohrady</a>
Status	Realized		