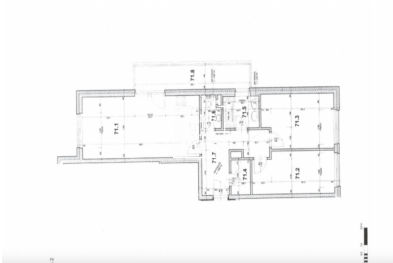




Sale flat 3+kk, 74 m2 - Hlučková, Praha 9



**HOME
REAL
ESTATE**

"Home Real Estate", the exclusive representation of the owner, offers for sale an apartment 3 + kk with a size of 74 m² + a balcony of 12 m² + a lockable garage space + a cellar of about 12 m² in the newest new building in Prague 9 - Letňany. Unique investment offer! No one has lived in the apartment yet. Approved in 2019! There is no 4% tax to acquire real estate! It is a rapidly developing location that is completing the last houses that are under construction and is beginning to address issues of infrastructure improvement and the development of comfortable housing for all owners in the complex. The apartment is located in a beautiful, quiet and green area. Here you will find a space for relaxation and rest for the whole family. Nature lovers will find nature parks here. It is an ideal location for comfortable family living. The accessibility of the center is ensured by the metro line C from the Letňany station. The Avia Letňany bus stop is within walking distance. Unfurnished apartment is located on the 2nd floor of a four-storey house. The apartment is spacious, sunny and interesting layout (orientation to 3 sides of the world). Advantages of buying:

- The living room has access to the balcony and enough space to build a nice kitchen.
- The bathroom has a bath, 2 sinks and a large window. Toilet with sink is separate.
- The bedroom has a large area and a children's room (or another bedroom only a few meters smaller.)
- Possibility to introduce an alarm (free of charge) installed Jablotron device.
- Garage parking (Covered - closing - large) is included
- A large cellar of about 12 m² is included.

Above-standard client changes have been made. All services within reach (Lidl supermarket, shops, restaurants, health care, various banks, OC Letňany, sports center, kindergartens, secondary and primary schools, grammar schools). There is a children's playground and seating area on site. Price: 6.490.000, - CZK including agency commission. * Alternatively, we already have a tenant for this apartment for 30,000 CZK per month. For more information and the possibility of a tour, contact the broker or fill out the form below.



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|---------------|------------------------------|
| ID | 29861 |
| Offer | Sale |
| Group | 3+kk |
| Furnished | Partially furnished |
| Location | Hlučková 10, Praha 18, Česko |
| Ownership | Personal |
| Usable area | 74 m ² |
| City | Prague |
| District | Praha 9 |
| City district | Letňany |