

HOME  
REAL  
ESTATE

## Sale flat 1+kk, 25 m<sup>2</sup> - Novovysočanská, Praha 8



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The company "Home Real Estate" would like to offer for sale a 1 + kk apartment, 24.8 m<sup>2</sup> in a new residential complex. The new project in a dynamically growing location near the city center meets all the requirements for modern life. The location and construction of the buildings provides a unique view of Prague. Parking spaces are available in each of the 5 buildings - entry is only allowed to residents. Due to their dimensions, parking spaces are also adapted for the disabled. Commissioning will take place in September 2019. The energy intensity of the building will be B - economical reduces the cost of housing. PENB is not available now, so it is listed so far G. It is a small but comfortably designed studio, which is located on the 4th floor and which will be ideal for both the person and for starting housing for a small family. The layout of the unit consists of an entrance hall (3.9 m<sup>2</sup>), from which there is access to the bathroom with toilet (4.0 m<sup>2</sup>) and to the spacious living room with kitchenette (16.1 m<sup>2</sup>). The floor covering in the living areas consists of a floating floor, in the hall, bathroom and toilet there are tiles. The studio also has a cellar with a size of about 2.5 m<sup>2</sup>, which is included in the price. Transport accessibility: bus stop 136 is located directly at the project, tram stop Krejčířek lines 10 and 16 is about 10 minutes walk. The metro station (B) Vysočanská is 4 bus stops. Thanks to its good location, the center of Prague is accessible within a few minutes. Many cultural, sporting and social events throughout the year. In close proximity to the in-line track, which leads to the center to the Central Station. In the vicinity are all civic amenities, Harfa and Fenix Shopping Center, Cultural and sports events in the O2 arena, Sports Center Hotel STEP, including wellness and water world, Sports Complex Pražáčka, City Hall, Polyclinic Vysočany and much more. A climbing boulder will be available for an active life. The completely newly built park will provide moments for relaxation. Good offer for investors for short-term and long-term rentals, thanks to very good accessibility to Karlín. Total price: 2.520.000, - CZK including cellar + agency commission Photo are only visualizations. For more information and the possibility of a tour, contact the broker or fill out the form below.



ID	<a href="#">30199</a>
Offer	Sale
Group	1+kk
Location	Novovysočanská 1/2746 Žižkov Praha
Ownership	Personal
Usable area	25 m <sup>2</sup>
City	<a href="#">Prague</a>
District	<a href="#">Praha 8</a>
City district	<a href="#">Libeň</a>