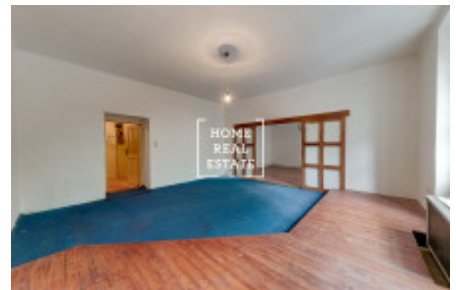
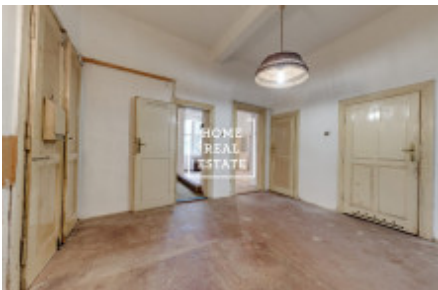


HOME  
REAL  
ESTATE

## Sale flat 3+1, 92 m<sup>2</sup> - Lucemburská



Home Real Estate offers to buy a very interesting 2-bedroom apartment (92.9 sqm), situated in a lucrative location on the border of Vinohrady and Zizkov.

Since there are very few of similar flats in this location being on sale, you have a unique opportunity to buy an apartment for 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 a renovation, floor replacement and build a toilet.

Estimated amount of the investment is 500.000 CZK - 1.000.000 CZK.

The apartment interesting layout allows variable solutions of using the space. Entrance to the apartment is possible both directly to the larger entrance hall with kitchen and access to all rooms, as well as to a smaller hallway that leads to one of the bedrooms. One of the entrances to the bedroom is currently walled up: it can be returned to create two walk-through rooms.

The central entrance hall leads to the living room, two bedrooms, bathroom, toilet and closet.

The apartment includes 2 cellars with a total area of 16 m<sup>2</sup>.

This location is very popular. Here you will find excellent civic amenities and the possibility of peaceful rest. There is a rich selection of quality restaurants and cafes nearby. All services are within easy reach (kindergarten, primary school, college, sports hall, playground, post office, restaurant).

Several fitness centers are located within walking distance. This is a very popular place for those who want to live near the city center (12 minutes to Wenceslas Square by public transport) and enjoy all its advantages, while staying in a quiet place with the possibility of active rest.

Excellent transport accessibility: bus and tram stops are within walking distance, metro station „Zelivskeho“ (only 5 minutes to the city center).

Price: 6.490.000 CZK + agency commission

The offer is interesting for investors for short or long-term rentals - it is just a short walk away from the center of Prague and close to VŠE, VŠFS, and New York University.

To get more information about the property or to arrange a viewing, contact our agent or fill out the form below.

ID	<a href="#">33805</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>
City district	<a href="#">Vinohrady</a>	Status	Realized