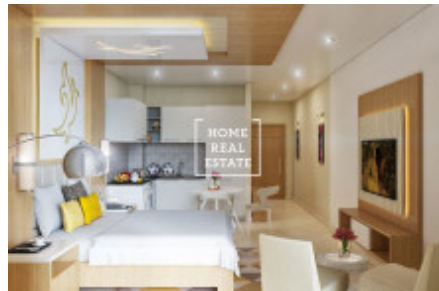
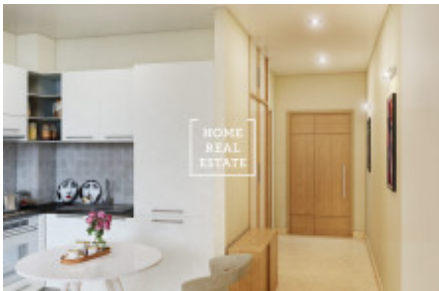




# Sale flat 1+kk, 365 m2 - Rohanské nábřeží, Praha 8



"Home Real Estate" offers to buy a studio flat with the full area of 36,5 sqm and a large garden (33,8 sqm) in the residential complex Port Karolina I.stage in Prague 8 - Karlín. The unfurnished flat with orientation on south is situated on the 1st floor of a new building. The layout of the flat features a spacious living room, entrance hall, bathroom and toilet. The flat includes basement usage. I specialize on Karlín and my portfolio includes more than 45 flats in this district. According to the developing tendencies of the district, these flats are currently a perfect investment possibility. Average rent prices of our flats in this area are:

- studio flats: 16.000 CZK to 22.000 CZK + utilities
- 1-bedroom flats: 23.000 CZK to 28.000 CZK + utilities
- 2-bedroom flats: 32.000 CZK to 42.000 CZK + utilities

Annual revenue from renting these flats is 3,9% to 4,8%. Please contact me or fill in the form below. Residential complex is situated in a central city district Prague 8, which connects New Town and Libeň and combines hectic city center with calm nature of the Rohanský Island. All public amenities including stylish coffee shops, restaurants, bars, shops, schools and playgrounds are a matter of course. Another advantage of the district is its perfect transport accessibility: bus stop "Urxova" and tram stop "Křižíkova" are nearby. Metro station "Křižíkova" (B) is a 3-minute walk away and just 3 stations away for the Wenceslas Square. Current lucrative condition of the district was formed as a consequence of the Vltava River flood in 2002, after which most of the buildings were fully reconstructed and renewed. The tragedy will never repeat thanks to the city anti-flood measures. Rohanské nábřeží area makes one feel they are in another, more western city. Danube House, Nile House, Amazon Court, River Diamond - these are the names of new office buildings, situated in a quickly developing part of the Vltava River. This factor is beneficial for investors - the flats can be potentially rented by foreign companies employees. Pictures attached are used for illustrative purposes only (the real pictures are not ready yet). Available now. Price: 4,750,000 CZK To get more information about this property or to arrange a viewing of the construction area, please contact me or fill in the form below.

ID	<a href="#">35049</a>	Offer	Sale
Group	1+kk	Furnished	Partially furnished
Ownership	Personal	Usable area	365 m <sup>2</sup>
City	<a href="#">Prague</a>	District	<a href="#">Praha 8</a>
City district	<a href="#">Karlín</a>	Status	Realized