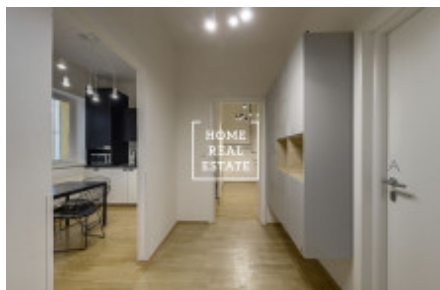


HOME  
REAL  
ESTATE

## Sale flat 2+1, 75 m<sup>2</sup> - Bořivojova, Praha 3



HomeRealEstate on behalf of the owner offers for sale an interesting apartment 2 +1 with a total area of 74.2 square meters, situated in the lucrative location of upper Zizkov. Since there are relatively few similar flats sold in this location, you have a unique opportunity to buy an apartment for both future housing and business. The apartment is located on the 3rd floor brick apartment building with an elevator. The house underwent a partial reconstruction in 2018/19. 2 + 1 has an interesting layout, allowing a variable solution to the use of space. The entrance hall leads to two individually furnished rooms and a separate kitchen. Each room has its own bathroom, which contains toilet, bidet, shower, sink and backlit mirror. The kitchen has a view of the courtyard, but the rooms are oriented to Bořivojova street. (South orientation, slightly east). The apartment is sold including all equipment (see photo): 2x double beds, 2x TV, built-in wardrobes, lighting, chairs, dining table, sofa bed, bedside tables (furniture value approx 150,000-200,000 CZK) In 2019 the reconstruction was carried out: -change of electricity (copper), gas boiler (which heats both water and controls heating), shower and renovation of Italian tiles, kitchenette (glass-ceramic two-plate, dishwasher, refrigerator, microwave toruba, hood, coffee maker, floor renovation) (oak), inter-room door replacement. This location is very popular. In the surroundings you will find excellent civic amenities and the possibility of peaceful rest. Nearby is a rich selection of quality restaurants and cafes. The protected area of Olšany Cemeteries and Jiřího z Poděbrad Square are within walking distance. Nearby is also park Riegrovy sady for leisure. All services are within easy reach (kindergarten, elementary school, college VŠE, sports hall, playground, post office, restaurant). Excellent transport links: bus stop. a tram. (Husinecká) within walking distance, metro A "Jiřího z Poděbrad" (only 5 min. To the city center). Price: 7.500.000, - CZK including real estate agency commission For investors: If you buy this property, you invest in Prague, which has only been growing (for the past 8 years) in terms of price and due to heritage protection. territory maintains its stability in the market. You have the option to buy 1/2 and 4 apartments at the same time, which will earn very good money both for short-term rental (average revenue for 2019 is 58 thousand CZK / month) and long-term rental (30-32 thousand CZK per month) ) due to the possibility of renting separate rooms to individuals. When buying, we guarantee that we will find you a free tenant very quickly, due to the connection of our social networks to the University of Economics, Metropolitan University, a number of language schools. (Also available for sale is a portfolio of 4 apartments that could be put into operation for short-term rental, portfolio price to negotiate) For more information and viewing please contact the broker or fill out the form below.

ID	<a href="#">35196</a>	Offer	Sale
Group	2+1	Furnished	Furnished
Ownership	Personal	Usable area	75 m <sup>2</sup>
City	<a href="#">Prague</a>	District	<a href="#">Praha 3</a>
City district	<a href="#">Vinohrady</a>	Status	Realized