



## Apartment Studio (1+kk)

40 m<sup>2</sup>, Prague 8, Karlín, Lyčkovo náměstí

Sold





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Total area	40 m <sup>2</sup>
Parking	-
Cellar	-
Service price	2 500 CZK monthly
PENB	G
Reference number	25478

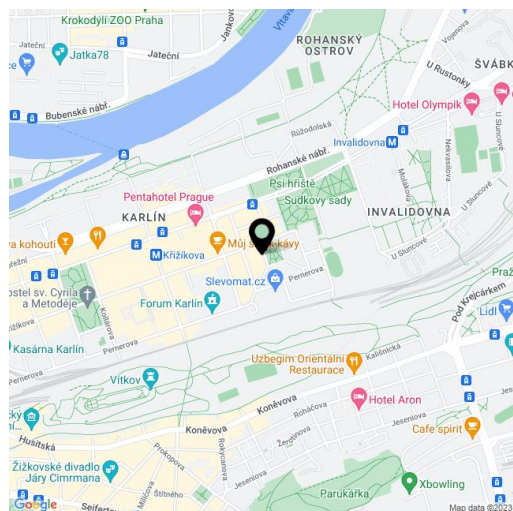
**Bright one-bedroom apartment on the 5th floor of an Art Nouveau apartment building located in Prague 8 - Karlín. It is a pleasant and quiet location on the Lyčkovo square with park that provides plenty of greenery. Nearby Křižkova and Invalidovna metro stations provides excellent traffic availability.**

The layout of the flat offers a living room with a fully equipped kitchen, hallway and a spacious bathroom with tub and toilet. Amenities include security door, wooden parquet, ceramic tiles, large built-in wardrobe, wall shelves and bathroom cabinets.

All public facilities including several shops, restaurants, cafes, bistros and fitness centre are located near the house. The adjacent Kaizlový sady park offers place to relaxation. Křížkova metro station and Uršova tram stop are available within walking distance, just 5-minute from the house.

The purchase of the apartment is an investment opportunity - the unit is currently leased for one year for 14 000, - CZK per month, the yield amounts to 4.1% per annum.

Interior 39.6 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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