

# **1BED APARTMENT WITH BALCONY THE RESIDENTIAL COMPLEX RIVER LOFTS, LOCATED IN VARHULÍKOVÉ STREET, PRAGUE 7 - HOLEŠOVICE**

cl. Varhulíkové 1582, Praha 7

**N04452**

Piso, 5 490 000 CZK



Exclusive offer for sale of this bright 1BED apartment with balcony, situated on the 2nd floor

of the residential complex RIVER LOFTS, located in Varhulíkové Street, Prague 7 - Holešovice. The south-west facing apartment of 49.4 m<sup>2</sup> + balcony 6.3 m<sup>2</sup> overlooks a courtyard garden. Cellar and parking space is included in the price. Residents may enjoy shared garden. Excellent access to the city centre - close to the metro stations C - Nádraží Holešovice, bus stop in front of the house, tram stop only 3 min. walk. Numerous shops, restaurants, bars and cafés in the neighborhood, as well as fitness center, golf course, swimming pool and a large natural park Stromovka.

It is also an interesting investment for the purpose of subsequent lease, we will provide you with a guaranteed return of around 3,5% per year. The apartment is currently occupied by a very reliable tenant, which our company provided few years ago, we're also managing the apartment for almost 10 years, if interested, the tenant will be happy to continue the tenancy.

If you don't want to waste your time, It will be a pleasure to send you a link with a virtual tour to have a complete idea of the property offered (360C tour with video orientation as you wish).

Disposición: 1 dormitorio  
Superficie útil: 56 m<sup>2</sup>  
Aparcamiento: Garaje de estacionamiento  
Terraza: No  
Lodžie: Si  
Balkón: Si  
Piso: 2 piso  
Ascensor: Si  
Amueblado: Si

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