

SALE „MUN“ – this is not an auction or bidding. It is a standard sale with a Reservation Agreement. Are you interested in the „MUN“ price of 5,680,000 CZK, or would you like to use the „Buy Now“ price? Contact us – we will gladly discuss the options with you. More information on the sale and the „Buy Now“ price is available directly on the AUPROL main page. Mortgage financing possible. Legal services provided.

Apartment 2+kk, 47 m² (loggia, storage room, and cellar), Brandlova 1641/1, Prague 4 – Háje

SALE – Apartment in ownership 2+kk, 47 m². Includes a loggia – approx. 1.7 m², corridor storage room, and cellar – approx. 1 m². Located on the 5th floor of 12. Elevators – 1 large and 1 smaller – the smaller one will be replaced by a larger one. Windows face east.

REASON FOR SALE – The owner has held the apartment for 8 years and initially considered renting it out due to its attractive location. For investment reasons, he has now decided to sell. The apartment is new on the market and has not been sold by the owner before.

APARTMENT RENOVATION – The apartment underwent renovation a few years ago – brick core, plastic windows, complete water and electrical wiring – in the kitchen, bathroom, and toilet. Bathroom features underfloor heating. The apartment includes a kitchen with appliances: dishwasher, ceramic hob, oven, microwave, freezer, fridge. Furniture can remain.

BUILDING AND HOA – The homeowners' association carefully maintains the building. Fully insulated with new plaster and plastic windows. Common areas are regularly maintained – painting, entrance canopy upkeep, chip system, CCTV, and 24-hour security. The HOA has no debts and has over 2 million CZK in savings. Only elevator renovation is planned. Roof is maintained continuously, partly thanks to rented space for transmitters. Monthly fees are low – 2,982 CZK including FO (see attached PDF).

ADVANTAGES – The city owns about half of the 132 apartments, ensuring high engagement in the building. This maintains order, quality management of common areas, and smooth operation of the homeowners' association, benefiting residents and property value. During planned elevator renovations, the smaller elevator will be replaced with a larger one. Option to install external roller blinds and glazed loggia. Total budget per apartment including work is 80,000 CZK (30+50). Includes a storage room, brick cellar, security – hourly corridor checks. Better parking options. 3 children's playgrounds, including a traffic playground.

SURROUNDINGS – Excellent location – metro 10 min walk, bus 4 min, Central Park Háje 3 min walk, Miličovský Forest 8 min, small park with playground