

# #ONE PALMOVKA RESIDENCE (P8)



## #ONE PROJECT - #ONE INVESTMENT

### General Description

With over 277 flats to choose from; ranging in size from 28 sq. meters to 145 sq. meters, this is an ideal place for both Czech professionals and young families who want easy access to the centre without all of the hustle and bustle of a city centre.

Drawing inspiration from successful mixed-use developments around Europe, #one combines chic retail spaces, leisure facilities, and designer restaurants with airy light-filled spaces, a large glass atrium and two central landscaped gardens around which the residence is built. The inspiration continues on to the individual units which are open-plan design with all conveniences and oversized windows to make the most of the sunny, green spaces.

### Location

Within the city of Prague, the locality of Prague 8 is one of the most up-coming areas, with comparisons often being drawn with successful dockland schemes throughout Europe. The district of Prague 8 borders on the first district and is a natural extension of the bustling city centre. The benefits of its location are obvious for working professionals with the historic centre being only 4 stations and 10 minutes away by metro.

### Investment Overview:

- A maximum of 25% of the units (70) will be sold for buy-to-let purposes (avoids rental saturation)
- Units starting from 2,343,077 CZK (cca 90k EUR / 68k GBP) (excl. VAT)
- Leverage (LTV) of 90% for non-resident purchasers
- Equity requirements as little as 234k CZK (cca 9k EUR / 7k GBP)
- Typical leverage (LTV) of 90%.
- Expected growth of 15 - 20% in prices over build cycle
- Strong rental demand with limited buy-to-let units
- Rapidly developing area on a central transport hub

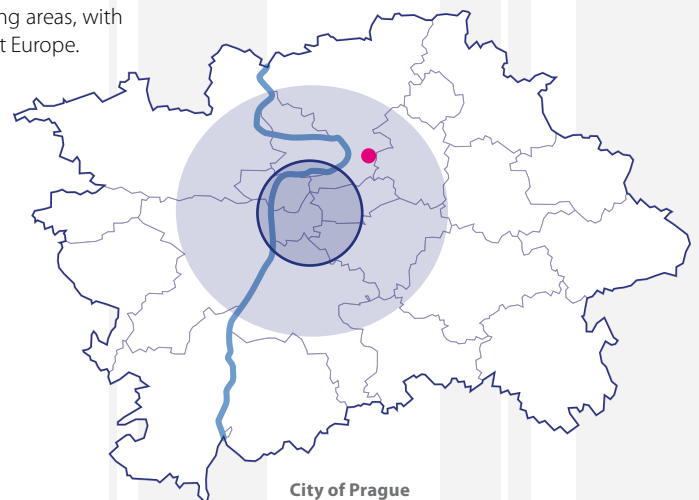
### NEXT STEPS

- ➔ To view additional information such as info pack, pricelist, layouts or specifications please [view on-line](#).

From: 2,343,077 CZK

**90,120 EUR / 67,920 GBP**

Location	Palmovka, Prague 8
Price per m <sup>2</sup>	56.000 CZK
No. units	277
Sizes	30 - 145 m <sup>2</sup>
Completion	Q3 2009



City of Prague

- Blue shaded circle indicates historic center
- Red dot indicates project location
- Light shades indicates 10 - 15 min. drive

### DISCLAIMER:

The information made available in this document has been prepared for informational purposes only. It should be noted that property prices are subject to change and exchange rates are provided for indicative purposes only and may not accurately reflect current rates.