

NAD ROKYTKOU

PRAGUE (DISTRICT 9), CZECH REPUBLIC



CAPITAL GROWTH OF 12-14%
EXCELLENT PAYMENT TERMS ONLY 10% DOWN PAYMENT

From: 2,188,000 CZK
79,600 EUR / 54,700 GBP

General Description

Situated in the up & coming suburb of Vysocany in Prague's 9th district, the residential project Nad Rokytkou is slated to define living standards in this neighbourhood. Built in three distinct phases- Gardens, Courtyard & Residence- the scheme is nestled in a green valley by Rokytka creek. This project is well suited to local demands, with residents benefiting from both the close proximity to the city center (6.7km) whilst at the same time offering the much desired green areas.

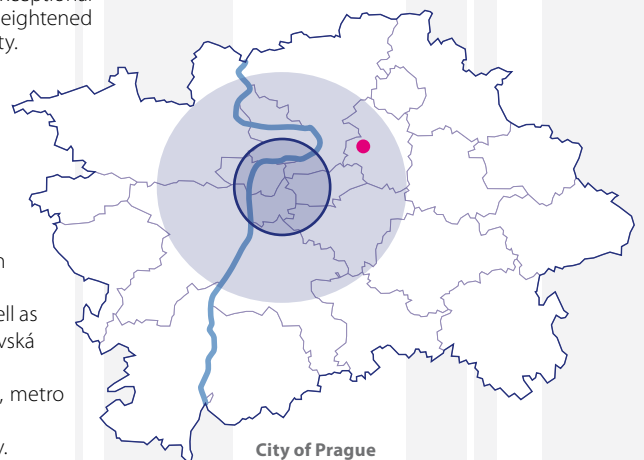
All phases will be characterised by low to medium apartment buildings, which will serve the dual purpose of minimising any impact on views of the green surroundings, as well as reducing the living density in each block. Residents of Nad Rokytkou will also be able to enjoy the new bicycle path which will wind along the creek bed and through the development, as well as from the project's proximity to the cultural and shopping center and both primary and grammar schools.

From an investment perspective, this project fulfils all the criteria of an ideal buy-to-let investment- including strong demand from the local market (both on the rental and resale aspects), excellent unit pricing p/sqm (starting from 37,000 CZK p/sqm) and exceptional capital growth expectations of 12-14%. The attractiveness of this project is further heightened by the requirement of only 10% at exchange, truely making it a unique opportunity.

Investment Overview:

- Excellent payment terms- 10% at exchange (FPC), remainder on completion
- Apartments starting from 2,188,000 CZK, with exchange requirements starting from cca 219k CZK (cca 7,970 EUR / 5,475 GBP)
- 100% leverage on mortgages now available for this project
- Expected annual capital growth of 12 - 14%, with Prague 9 rapidly growing in popularity with the local market
- Excellent location, 3km from Palmovka, and in close proximity to schools as well as to the Gallery Fenix shopping centre being constructed at the corner of Sokolovská and Freyova streets, a few minutes from "Nad Rokytkou"
- Direct connections to the city center (7km from Wenceslas Square) via tram, metro line (yellow- Kolbenova) or bus lines (Harfa, Freyova).
- Ideal buy-to-let investment with good rental yields and excellent resale ability.

1st phase - Garden	
Price per m ²	37,000 - 55,000 CZK
No. units	195 in 7 buildings
Completion	Q2, 2008
2nd phase - Courtyard	
Price per m ²	41,000 - 51,000 CZK
No. units	275 in 10 buildings
Completion	Q2, 2009
3rd phase - Residence	
Price per m ²	46,000 - 49,000 CZK
No. units	160 in 5 buildings
Completion	Q3, 2009



City of Prague

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

NEXT STEPS

➔ To register your interest in this project, please [click here](#).

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