

## One-room flat - Klemensiewicza Street - 15.51 m<sup>2</sup> +

Price



# 333 852 zł

## 21 763 zł/m<sup>2</sup>



Size	Rooms	Bedrooms	Bathrooms	Floor
15.34 m <sup>2</sup>	1	0	1	parter

**Dodatkowe udogodnienia:**

-  Garden
-  Balcony

Mint Property presents **for sale non-residential premises in developer condition**, located at **Klemensiewicza Street in Kraków**. The premises with an **area of 15.51 m<sup>2</sup>** are located on the ground floor of a 5-storey, newly constructed building completed in 2022. Associated with the premises is the right to exclusive use of **the terrace and garden with an area of 46.07 m<sup>2</sup>**.

The presented unit is an ideal solution as a first flat for a single or an investment option for student or short-term rental. The premises are ready for collection. The developer estimates the cost of turnkey finishing at approximately PLN 1,400 per sqm with his recommended subcontractors.

The following units are still available in the building:

Ground floor:

- (a) L0.1 - with an area of 15.69 m<sup>2</sup> including a terrace and garden of 21.26 m<sup>2</sup> - price 282.420 PLN net - that is 347.376,60 PLN gross (including 23% VAT);
- (b) L0.17 - with an area of 15.51 m<sup>2</sup> including a terrace and garden of 46.07 m<sup>2</sup> - price 271.425 PLN net - that is 333.852,75 PLN gross (including 23% VAT);

4th floor:

- (c) L4.1 - with an area of 16.13 m<sup>2</sup> including a balcony of 3.74 m<sup>2</sup> - price 314,535 PLN net - that is 386,878.05 PLN gross (including 23% VAT);
- (d) L4.17 - with an area of 16.04 m<sup>2</sup> together with a balcony of 14.58 m<sup>2</sup> - price 307,760 PLN net - that is 378,544.80 PLN gross (including 23% VAT);

5th floor:

- (e) L5.17 - with an area of 16.04 m<sup>2</sup> including a balcony of 14.58 m<sup>2</sup> - price 304,760 PLN net - that is 374,854.80 PLN gross (including 23% VAT).

**Lokalizacja:**

The building is located in an ideally communicated part of Kraków. The investment is located in the very centre of the city, in close proximity to Krakow Główny railway station and Galeria Krakowska. Opolska street - the main traffic artery in the northern part of Cracow - is

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