

## Krzyszkwice 5 apartments +Premises 200m2 for sale

Price  
**2 320 000 zł**  
 3 053 zł/m<sup>2</sup>

 **KRZYSZKOWICE**  
 Krzyszkowice



**Krzyszkwice 5 apartments + Premises 200m2 for sale 9% per annum.**

**Mint Property is pleased to present for sale a very large detached house in the village of Krzyszkowice near Krakow.** The property is a great investment for investors. The house has a total area of 760m2 and is divided into 5 apartments and a commercial unit - it is already partially rented (rented one 100m2 apartment plus a 200m2 unit) on a plot of 17 acres.

Residential usable area: 525,34 m<sup>2</sup>,

Commercial usable area - 234,66 m<sup>2</sup>.

The house is divided into:

- 2 apartments of about 100 sqm
- 3 apartments with an area of about 65 m2
- commercial premises with an area of about 200 m2
- 3 garages with a canal.

The service premises have been rented for 1.5 years for catering. In addition, an apartment of 100 m2 is rented. The profit from the lease is 10 000 PLN net per month.

Additional space will generate a profit of an additional 13 000 PLN net after completing the renovation of 4 apartments at a cost of about 300k PLN.

The annual rate of return is higher than on a deposit, and the price of the property is currently lower than the cost of putting up a new building of 3,000 net m2.

More than 800k was invested in the renovation, replaced roof, plumbing, electrical installations. The building is heated by gas with the possibility of adding a photovoltaic installation of about 30kw and earning on the sale of electricity, which will further increase the annual rate of return.




There is an opportunity to purchase an additional 18 acres of land for semi-detached houses in the price of 180 000 PLN at the back of the building with its own access road.

For more information, please feel free to contact me.

Video below.

| Size                  | Rooms | Bedrooms | Bathrooms |
|-----------------------|-------|----------|-----------|
| 760.00 m <sup>2</sup> | 10    | 10       | 6         |

### Dodatkowe udogodnienia:

-  Garden
-  Animals accepted
-  Balcony

Krzyszkwice is a small village

**Lokalizacja:**

**Dane agenta:**

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**KRAKÓW**

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