



Key things: Choosing a property

👍 What properties we buy

- Apartments and houses in the following locations:
Prague, Brno, Prague–East, Prague–West, Kladno, Beroun, Plzeň and Hradec Králové
- Properties in private ownership that are ready to move into immediately in very good or excellent condition, with no major repairs required*
- Price range: CZK 3.0–20 million
secondary-market apartments or new builds
- Good public transport accessibility
max. 10 minutes on foot to the metro or tram

📖 What we are looking for

- Brick buildings, insulated buildings, and apartments with parquet or vinyl flooring
- Strong preference for the 2nd–6th floor (or one floor below the attic)
- Efficient layout with a kitchenette/living-room connection (living room + kk)
- Balcony/terrace, storage cellar, parking
- Size and price per m² for the given layout should ideally be close to:

Dispozice	Velikost	Cena na m2	Cena bytu
1+kk	26–32m2	120–170k Kč	3.1–5.4M Kč
2+kk	45–50m2	110–160K Kč	5.0–8.0M Kč
3+kk	57–72m2	105–145k Kč	6.0–10.4M Kč
4+kk	76–130m2	100–145k Kč	7.6–20.0M Kč

👎 What properties we do not buy

- Studio units classified as “ateliér”, non-residential spaces, or land plot
- Cooperative apartments (družstevní byty)
- Developer projects still under construction
- Apartments with disproportionately large rooms
- Poor public transport access
(more than 10 minutes on foot to a bus stop)

🚫 What rather not

- Properties above CZK 13M should be consulted individually
- Ground-floor units and attic units are generally considered a disadvantage
- Older panel buildings with low-quality common areas
- Walk-through rooms, lack of storage space, missing elevator
- Apartments located above a commercial unit (pub, bar, club) or next to non-residential premises
- Busy main streets (noise) with limited parking options
- Gambling rooms, night venues, or poorly maintained surroundings (broken pavements, neglected exteriors)

**Properties that require renovation or are in poor condition may be considered, but approval depends on the individual situation.*