

Are you looking for a sound rental  
property investment in Ukraine?

**DUPLEX TOWNHOUSE FOR SALE**  
**540 m2 + Landplot of 0,02 Hectar**

Central part of Kiev  
7 km from Khreshchatyk (15 min by car)

FOR HOUSING OR COMMERCIAL PROJECT

560 000 \$ WITHOUT COMMISSION

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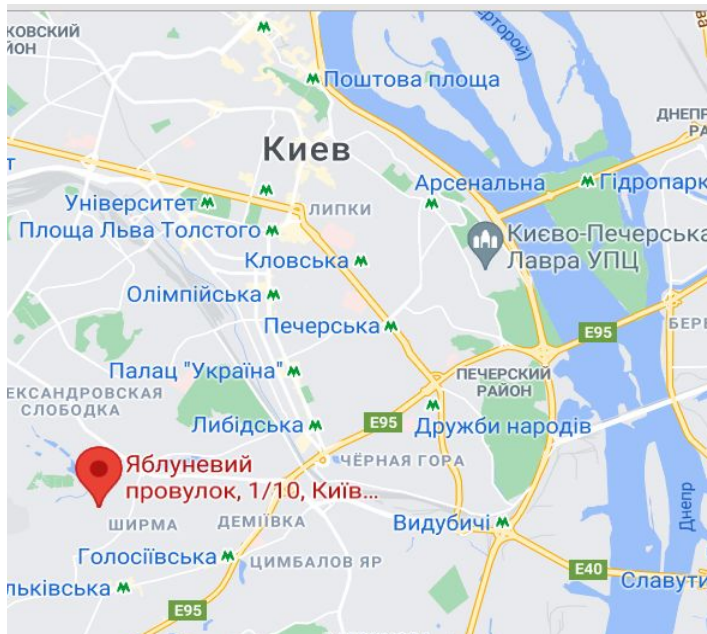
Semidetached (duplex) townhouse of 540 m<sup>2</sup>, 4 entries (2 main), landplot of 0.02 Hectar

Yablunewy lane 10, Solomianskyi district (Sovky), Kiev

With the tenant

- ВІДЕО - <https://www.youtube.com/watch?v=9NkZ41DyBHs>

15 min by car from Khreshchatyk street, 5 min from Demiyevska metro station



**Landplot of 0,02 Hectars in the central part of Kiev!**



Quite, peaceful place

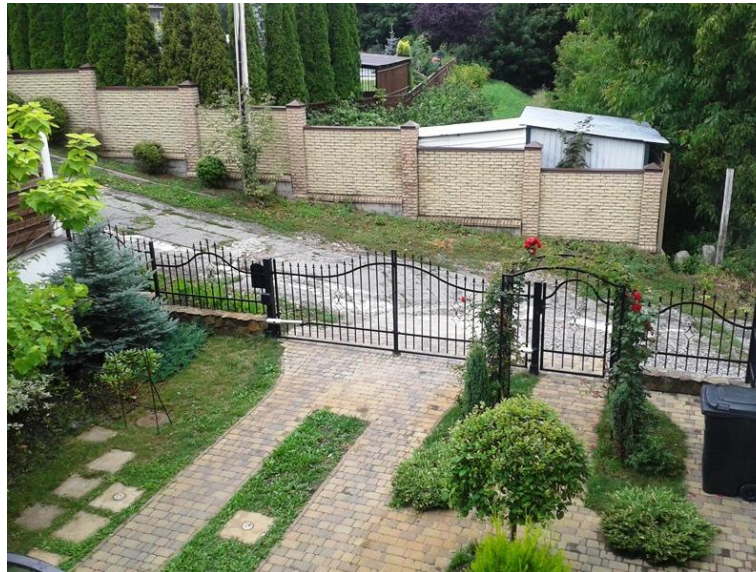
Near is the school, kindergarten, park





## EXTERIOR

- Panoramic view from the windows and balcony
- Partial landscaping
- Barbeque area
- Near school, kindergarten, park



# INTERIOR

**Duplex House was put into operation in 2015.**

Built- 2011-2015

2 parts with separate addresses and entrances.

Part 1 – 340 m<sup>2</sup> with repair and finishing works

Part 2 - 260 m<sup>2</sup> without repair and finishing works

4 levels: 3 residential, incl.attic (280m<sup>2</sup>), basement (60m<sup>2</sup>), garage.

10 rooms

bathrooms on each floor

stairs made of natural wood

built in kitchen, appliances, air conditioners, boilers.

# Technical details

Material of walls - a brick, a gas cylinder, warming - polyfoam, a roof - a bituminous tile.

Heating is carried out by means of a pallet boiler (loading is enough for 3-4 days) or an electric boiler (18 kW).

Day / night counter

Automatic machine for diesel generator, voltage stabilizers.

Video surveillance on the perimeter, burglar alarm (GSO). Automatic gates.

Water - city and its own well.

**It is your sound private investment! Call now!**

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