

## Apartment One-bedroom (2+kk)

€ 1154 | CZK 28 800

42.3 m<sup>2</sup>, Prague 10, Vršovice, Na spojce



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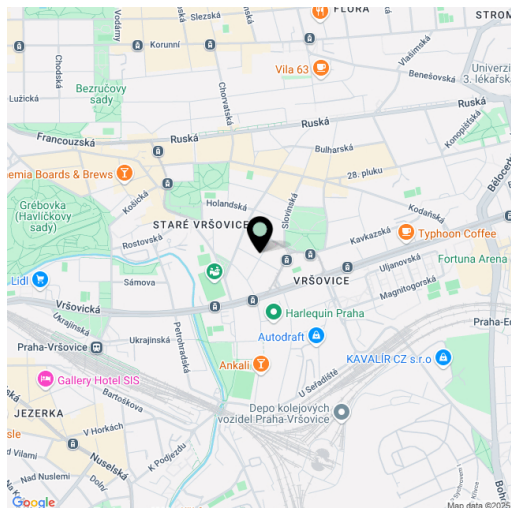
42.3 m<sup>2</sup>, Prague 10, Vršovice, Na spojce

Total area	42 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
Service price	Monthly deposit for services, water, and heating: CZK 1,935 for 1 person, CZK 2,823 for a 2 persons. Electricity is billed separately.
PENB	D
Reference number	108441
Available from	Immediately

This completely refurbished unfurnished apartment is on the 4th floor of a meticulously renovated corner residential building with an elevator and a shared courtyard garden. The building is set in Prague 10 - Vršovice, in an attractive location in close vicinity of Dannerův Park, Svatopluka Čecha Square, Heroldovy Sady Park, and the Eden shopping center. A popular location within easy reach of full amenities, with quick access to the city center and only a few tram or bus stops away from the Náměstí Míru metro station (line A), and with convenient access to the I.P. Pavlova and Karlovo náměstí squares. For active relaxation in the vicinity, there are numerous sports facilities (including indoor and outdoor swimming pools), parks, and the bike trail along the Botič Stream.

The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom with built-in wardrobes, a shower bathroom, a separate toilet, and an entrance hall.

**Air-conditioning, hardwood oak floors, large-format tiles, new double-glazed windows, built-in wardrobes, central gas heating, dishwasher, washer/dryer, cellar.** The apartment can be equipped with furniture at a higher rent.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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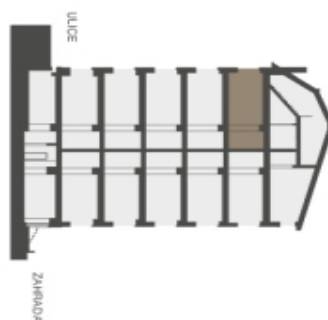
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Podorys podlaží:  
Umístění bytu na patře



Průzřehem  
Pozice bytu v rámci domu



BYTOVÁ JEDNOTKA

# 26 2+KK

5.NP 44,2 M<sup>2</sup>

26.01	CHODBA	6,2 m <sup>2</sup>
26.02	KOUPELNA	2,9 m <sup>2</sup>
26.03	OBYVACÍ POKOJ, SKUCH. KOUT.	17,1 m <sup>2</sup>
26.04	LOŽNICE	12,1 m <sup>2</sup>
26.05	WC	1,5 m <sup>2</sup>
SVĚSLÉ KONSTRUKCE		2,4 m <sup>2</sup>
PODLAHOVÁ PLOCHA		42,3 m <sup>2</sup>
0.26	SKLEP	1,9 m <sup>2</sup>
PLOCHA CELKEM		44,2 m <sup>2</sup>

Podlažová plocha bytu dle nařízení vlády č. 390/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými (mimořádně zdmi, příčkami a jindy) zde označené jako světlé ker. stropem. Jedná se o plochu, která je vymezena obvodovými zdmi bytu. Plochy jednotlivých místností jsou pouze orientační. Vybavení nářadí v plátech bytů (např. kuch. linka, st. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován v smlouvě. Investor si vyhrazuje právo na drobné úpravy.

