



## Apartment Three-bedroom (4+kk)

Sold

105 m<sup>2</sup>, Prague 10, Vršovice





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Total area	114 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	24993

\* 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.

**3-bedroom apartment with a balcony on the 2nd floor of an emerging development project, part of a closed unconventional building situated in an attractive location on the border of Vinohrady and Vršovice quarter. Within easy reach of the center; all amenities nearby.**

The layout of the apartment offers a living room with kitchen, dining area and balcony access, master bedroom with en-suite bathroom, 2 children's bedrooms, a shared bathroom, separate toilet, and a hall.

The apartment features **wood parquet flooring** and ceramic tiles, wooden windows with double glazing, French windows, **fire and security entrance doors**. Parking will be possible in the **underground garage**.

Vršovice is a popular, emerging neighborhood, currently undergoing a wider neighborhood improvement, with the aim of creating a greener and more pleasant living environment. The location already has full public amenities - kindergartens, elementary and grammar schools, cafes, restaurants, Eden shopping center, a sports hall, swimming stadium. Bus stop around the corner, 3 minute walk to Koh-i-noor tram station.

The purchase price includes VAT therefore it is not subject to the property transfer tax.

Interior 105.66 m<sup>2</sup>, balcony 8.64 m<sup>2</sup>.

**The development project offers 1 to 5-bedroom units. Completion is scheduled for mid 2017. For more information and a list of units available, please contact our office.**