

## Apartment Three-bedroom (4+1)

Sold

158 m<sup>2</sup>, Prague 10, Vršovice, Krymská



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Total area	158 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 909 CZK monthly
PENB	G
Reference number	25298

**Three-bedroom duplex with atypical interior layout, suitable for reconstruction, situated on the 3rd floor of an apartment building on an iconic street, often compared to Montmartre in Paris. The apartment offers a quiet setting, plenty of space and amazing views.**

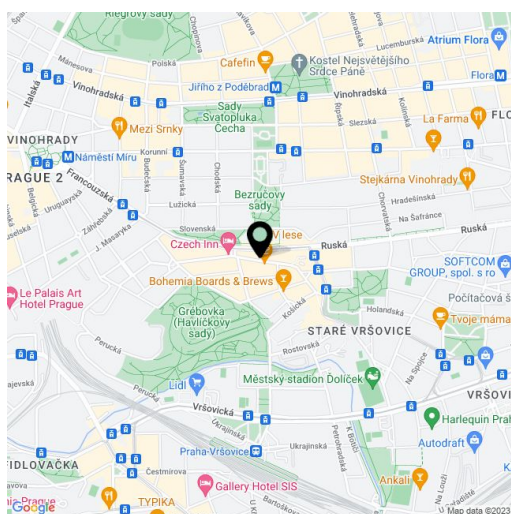
The layout of the lower floor features an entrance hall in an L-shape, **spacious eat-in kitchen**, lounge, **2 large rooms**, bathroom with massage bathtub, and a separate toilet. The dining area can be located in the kitchen or be part of a separate room adjoining the kitchen. The staircase to the next higher floor leads from the room facing the street. This floor consists of **2 bedrooms** with skylights and access to two attic spaces suitable for the placement of additional rooms or storage space.

**Original casement windows** in the kitchen and the adjoining room offer beautiful views of an old chestnut tree, rooftops of the surrounding houses and new buildings in Pankrác. **Plastic windows** facing the street along with the higher location of the apartment ensure **perfect quietness**. Gas boiler in the bathroom.

Communal areas of the house are undergoing renovation. The building boasts original floors, a staircase and Art Nouveau decorative bars and railing. The building is currently without a lift.

The apartment building lies near Havlíčkovy sady, just a few minutes' walk from a tram stop with direct connection to **Náměstí míru, I.P. Pavlova, Karlovo náměstí** and the center. The popularity of this location **on the border of Vinohrady and Vršovice** has significantly risen in recent years due to its rich cultural background and countless newly opened restaurants, bistros, cafes, bars and other places of interest.

Interior 157.7 m<sup>2</sup>.

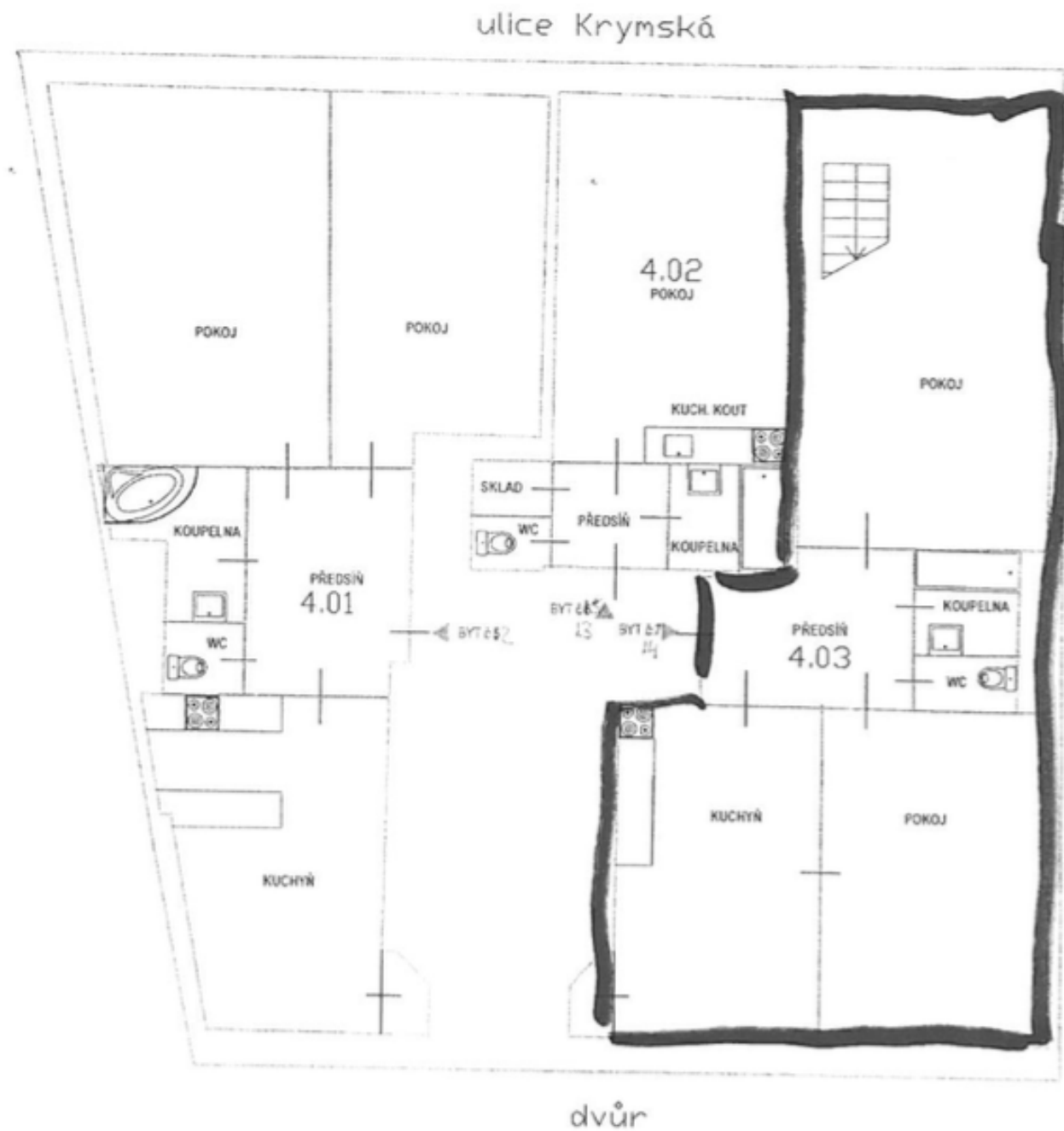


\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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