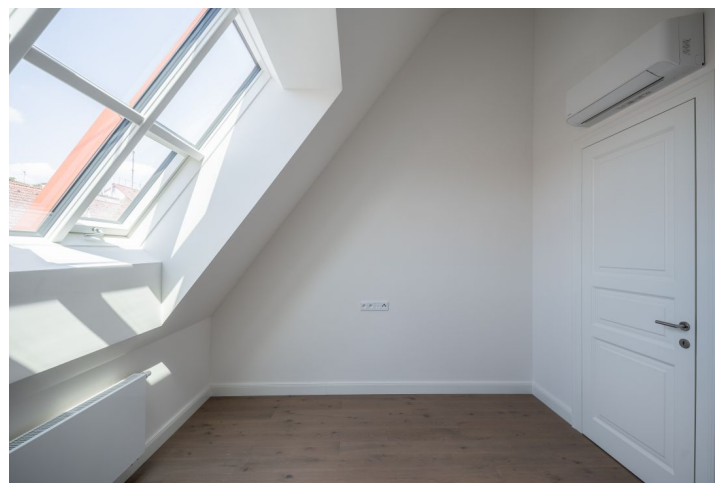
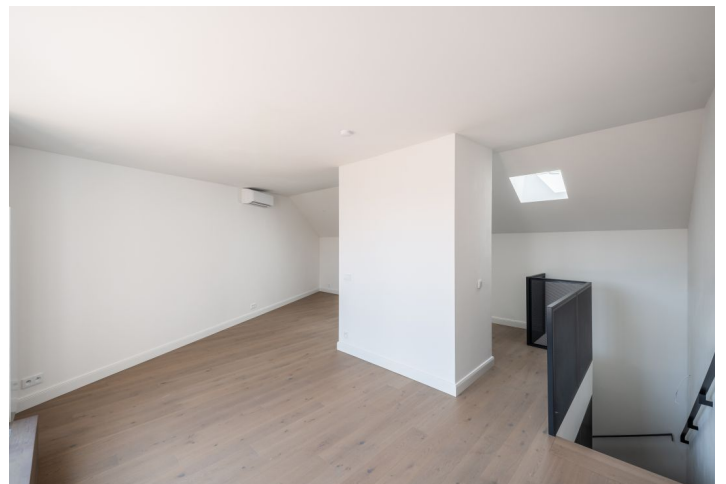


## Apartment Three-bedroom (4+kk)

€ 1 038 545 | CZK 25 974 000

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



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Total area	114 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	41579

\* 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.

**This spacious duplex apartment with an east-facing terrace is located on the top floors of a residence that was created by the complete reconstruction of an elegant apartment building on a side street by the oldest part of Vršovice near Dannerův Park and Svatopluk Čech Square.**

On the entrance level (5th floor of the building), there is a large entrance and staircase hall, two bedrooms, a study/children's room, a bathroom (with a walk-in shower, sink, and toilet), and a separate toilet. The upper level of the apartment consists of a living room with a dining area, a preparation for a kitchen, and access to a **sunny terrace** facing the courtyard.

The standard of facilities includes **wooden floors**, roof skylights, glazed or wooden coffered doors, **Laufen** sanitary ware, Tres faucets, a bidet shower, and bathroom tiles combined with colored mosaic tiles, and a modern **steel staircase** with a **perforated sheet metal railing**. If interested, the developer will install the kitchen unit and built-in cabinets, which can exceed the listed price. The apartment comes with a **cellar storage unit**. The 19th-century building with its distinctively ornate façade, bay windows, and decorative balcony railings will be **completely refurbished** according to the original plans.

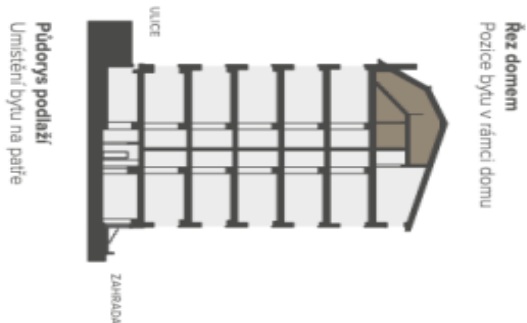
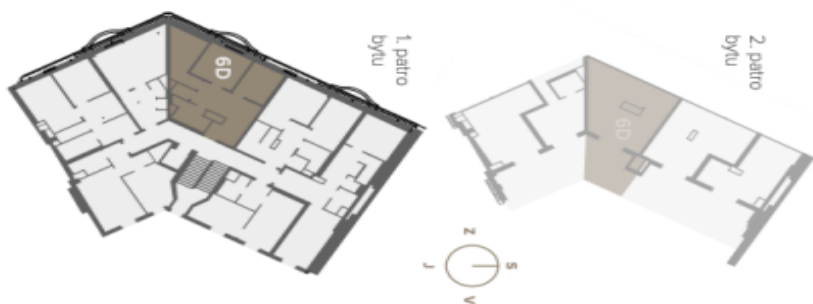
This beautiful corner building is close to many cafes, restaurants, and small local shops. Within easy reach are medical services, banks, a post office, and a large shopping center. Trams, buses, and trains provide quick connections to the city center and other parts of the city. For active relaxation, there are numerous **sports facilities** (including indoor and outdoor swimming pools), **parks**, or the **bike trail** along the Botič Stream.

Floor area 97.2 m<sup>2</sup>, terrace 16.3 m<sup>2</sup>, cellar 1.8 m<sup>2</sup>.

# Apartment Three-bedroom (4+kk)

€ 1 038 545 | CZK 25 974 000

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



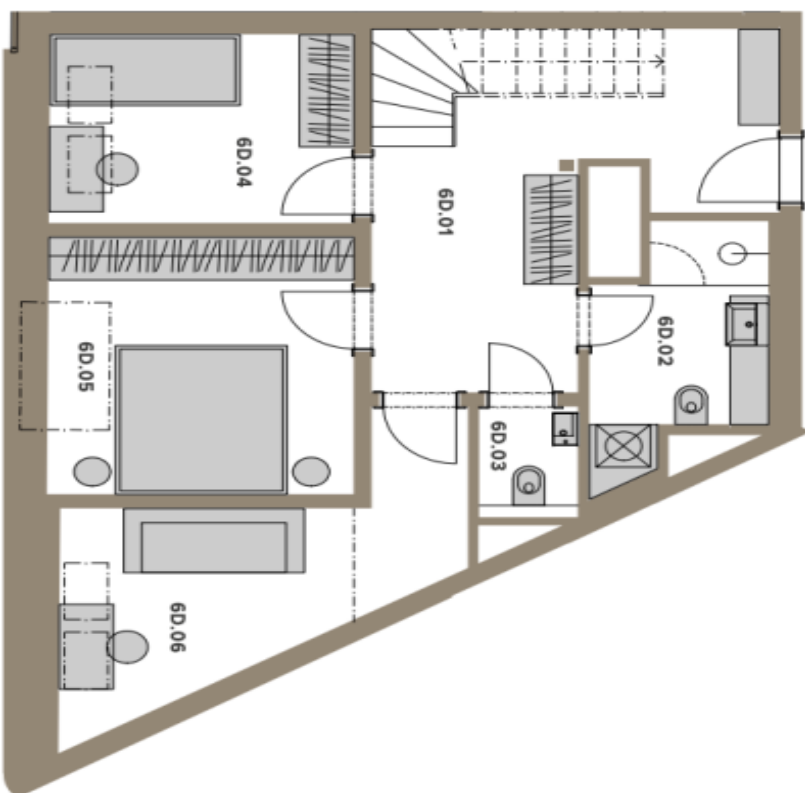
## BYTOVÁ JEDNOTKA

# 6D 4+KK

6. NP 120,9 M<sup>2</sup>

6D.01	HALA SE SCHODIŠTĚM	17,4 m <sup>2</sup>
6D.02	KOUPELNA	5,7 m <sup>2</sup>
6D.03	WC	1,6 m <sup>2</sup>
6D.04	POKOJ	9,0 m <sup>2</sup>
6D.05	LOŽNICE	12,3 m <sup>2</sup>
6D.06	POKOJ	11,2 m <sup>2</sup>
6D.07	OBYVACÍ POKOJ S KUCH. KOUT.	35,0 m <sup>2</sup>
SVISLÉ KONSTRUKCE		10,6 m <sup>2</sup>
<b>PODLAHOVÁ PLOCHA</b>		<b>102,8 m<sup>2</sup></b>
6D.08	TERASA	6,3 m <sup>2</sup>
06D	SKLEP	1,8 m <sup>2</sup>
<b>PLOCHA CELKEM</b>		<b>120,9 m<sup>2</sup></b>

Podlahová plocha bytu dle měřičů výšky č. 366/2013 Sp. znamená celkovou plochu všech místností bytu a také plochy pod nohama i menšími zdiel, přístřikami a jiskry žele označené jako svislé konstrukce. Jedná se o plochu, která je vymezená obvodovými zdiemi bytu. Plochy jednotlivých místností jsou pouze orientační. Vybavení a zařízení v plátech bytu (nabývek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.



## 1. PATRO BYTU

