



Apartment One-bedroom (2+kk)

Sold

63 m², Prague 10, Vršovice, Ruská

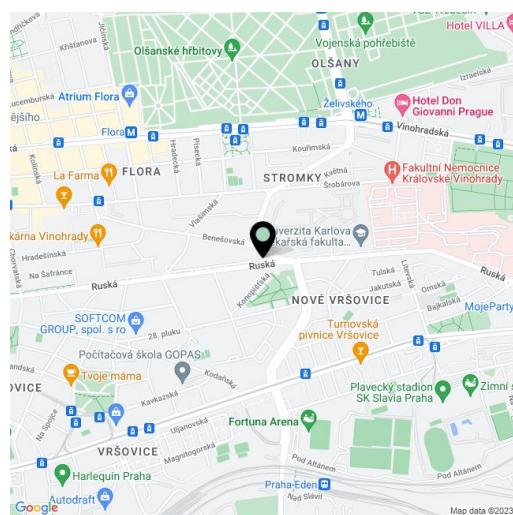




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Total area	98 m ²
Floor area*	63 m ²
Terrace	34 m ²
Parking	-
Cellar	Yes
PENB	D
Reference number	101564



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

This pleasantly bright renovated apartment with a large terrace and views of leafy treetops is located on the 2nd floor of an apartment building without an elevator. The popular district of Vršovice offers everything you need at your fingertips, easy connections to the city center, and a cultured environment.

The area of the apartment is divided into a **corner living room** with an open plan kitchen and access to the **spacious northwest-facing terrace**, 1 bedroom, a bathroom, a separate toilet, a utility room (with a connection for a washing machine), and a large entrance hall also used as a **study and dressing room**.

The **complete renovation** of the apartment, according to the **architectural design**, took place in 2017. Floors are original renovated **parquet**; the windows are plastic with double glazing, and there is an **air-conditioning unit** in both rooms. Central heating. The apartment is supplied with gas (used for cooking). The apartment includes a **cellar and a share of the plot** next to the building.

The building is part of a traditional development **between Vršovice and Strašnice**. There is a supermarket, schools from a kindergarten to high school and medical services within walking distance. Famous farmers' markets are held here, and cafes and restaurants are also nearby. A bus stops almost by the building, which can take you to the Flora metro station or to the city center to the Florenc transfer station in no time, and there is also a tram stop within walking distance.

Interior 63.24 m², terrace 34.37 m², cellar approx. 2 m²

Cooperative ownership, the cooperative receives income from the rental of non-residential space on the ground floor of the building.



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