



## Apartment One-bedroom (2+kk)

Sold

55 m<sup>2</sup>, Prague 10, Vršovice, Tolstého



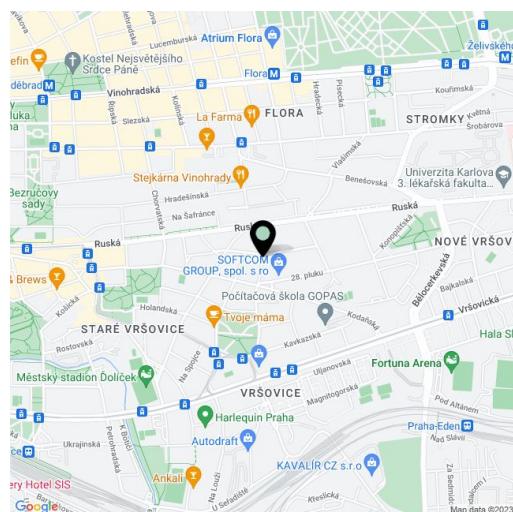


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Total area	55 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 536 CZK monthly
PENB	G
Reference number	103295



\* Size of the unit according to the Housing Act.

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

**This classic apartment with high ceilings, which has just been totally renovated, is situated on the 2nd floor of an Art Nouveau apartment building located on a one-way side street lined with trees at the border of Vršovice and Vinohrady.**

The floor area of the west-facing apartment is divided into a living room with a kitchen, 1 bedroom, an entrance hall, a separate toilet, a hall, and a bathroom (spacious walk-in shower, toilet with a **bidet shower, sink**).

The apartment with 3m high ceilings was **sensitively renovated** with respect to the character of the building. There are thresholdless **grade I parquet floors**, windows are **wooden** and double-glazed, the interior cassette doors are made of hardwood. The kitchen is equipped with a **Bianco Sardo granite worktop** and **Bosch** appliances, as well as a **built-in Klarstein wine cellar**. Built-in wardrobes in the hall, and the bedroom also provides plenty of storage space. Sanitary ware and faucets are by **Villeroy & Boch** and **Hansgrohe** (there is an economical aerator in the sink faucet). Heating is provided by a Protherm electric boiler connected to a **Honeywell intelligent home system** that enables remote control of the heating from anywhere. The building was renovated in 2008-2010; **the elevator** stops at each mezzanine level.

An excellent location on a side street with **mature trees**, very close to one of the most beautiful Vršovice streets, Kodařská, with many cafes, bistros, restaurants, and shops. Not far away a small **park** with a children's playground, not far from the **Heroldové Sady** or **Grébovka** parks. A few steps lead to a bus stop, which can take you to the Náměstí Míru metro station or directly to the city center in no time.

Floor area 55 m<sup>2</sup>, cellar.



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