



## Apartment One-bedroom (2+kk)

Sold

30.2 m², Prague 10, Vršovice, Černomořská





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Total area	30 m²
Parking	-
Cellar	2 m²
PENB	G
Reference number	104230

This east-facing apartment with high ceilings is located on the 3rd floor of an elegant corner Neo-Classical building from 1890 in a popular place on the border of Vinohrady and Vršovice, on a side one-way street not far from the Grébovka and Heroldové Sady parks.

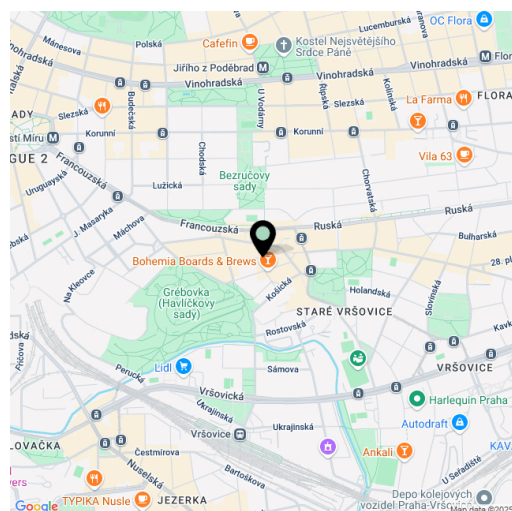
The layout of the apartment consists of a living room with a small kitchen, 1 bedroom, and a bathroom (with a shower, toilet, and sink).

The **wooden casement windows** are insulated and double-glazed. Floors are **oak parquet** and the bathroom is tiled. The ceiling height is 2.88 m. The entire apartment has Heatflow electric **underfloor heating** (at a low tariff), and the wooden interior doors are in a historic style. The **Art Nouveau building** was **completely renovated** in 2020, during which care was taken to preserve the original character of the building. The apartment comes with a **cellar** accessible by **elevator**.

There are plenty of restaurants and cafes in the immediate vicinity, as well as attractions such as the **Pilotů cinema** or the **Vosto5 theater**. The romantic **Grébovka Park** is only 150 meters away, and **Heroldovy Sady Park** is also nearby. Trams are conveniently located a short distance from the building, and the ride to the city center taking about 7 minutes, and to the Náměstí Míru metro station only 3 minutes.

Floor area 30.2 m², cellar 1.7 m².

\* 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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