



## Apartment One-bedroom (2+kk)

Sold

75 m<sup>2</sup>, Prague 10, Vršovice, Amurská

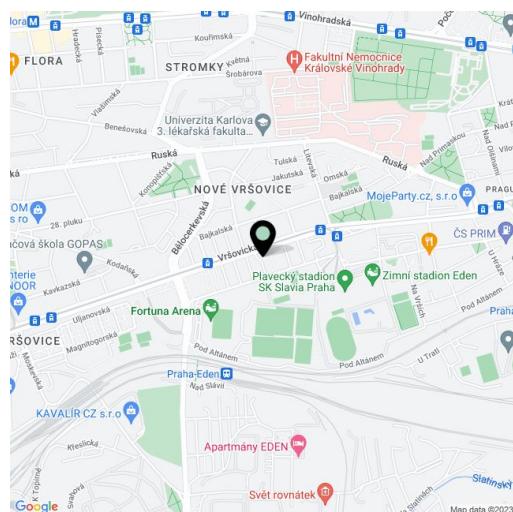




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Total area	75 m <sup>2</sup>
Parking	-
Cellar	-
Service price	4 000 CZK monthly
PENB	D
Reference number	29826



\* 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.

**Bright, attic duplex apartment overlooking the surrounding area situated on the 7th floor of an apartment building with a lift, located with all amenities nearby and excellent transport accessibility.**

The layout features a **southeast-facing living room** with a kitchen and dining area, one bedroom, a sleeping area, anteroom, bathroom with windows, and a separate toilet.

It features a **wooden floor** (in the living room) and floating laminate flooring (in the bedroom and gallery), **exposed beams**, kitchen (gas stove, electric oven and custom-made dining table), storage space under the roof or Velux roof windows. The apartment is intended for reconstruction, the gas boiler for heating and water heating is new. The elevator goes to the 6th floor.

In the close vicinity, there are small shops and a shopping centre, a tram stop (10 minutes to the metro, 15 minutes to the city center), kindergarten and elementary school (100 meters from the house). The surrounding area has **many sports opportunities**: a football and winter stadium, and an indoor swimming pool is within walking distance, the sports area is also right in front of the house.

Interior 75 m<sup>2</sup>.