



Apartment Two-bedroom (3+kk)

Sold

88 m², Prague 10, Vršovice, 28. pluku



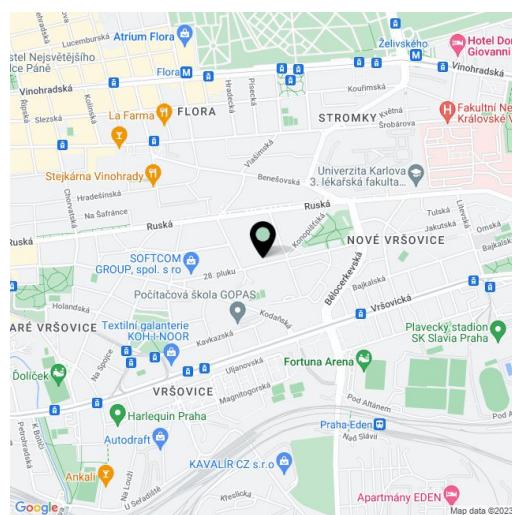


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Total area	90 m ²
Floor area*	88 m ²
Balcony	2 m ²
Parking	-
Cellar	-
PENB	G
Reference number	34643



* 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 recently renovated apartment with an impressive interior combining modern elements with traditional features is located on the 1st floor of a completely reconstructed Art Nouveau apartment building that stands on a tree-lined street on the border of Vršovice and Vinohrady.

The layout consists of a living room with a dining area and a **south-facing balcony**, 2 bedrooms with windows towards the courtyard, a bathroom, a large **walk-in closet** with space for a wasching machine, a guest toilet, and a spacious entry hall.

The facilities include an **intelligent home system** (heating control with the possibility of independent regulation in individual rooms, light dimming, control over blinds), a handleless kitchen with **Siemens appliances**, **underfloor heating**, **insulated wooden casement windows** with blinds, **Italian Marazzi tiles**, Roca sanitary ware, and a Mottura security entrance door (class 3).

The **Art Nouveau building**, which has recently been **fully renovated**, is located in an elegant part of Vršovice. There are many cafés, bistros, and restaurants in the area, as well as shops, kindergartens, and elementary schools, and playgrounds. It is a 5-minute bus ride from the Náměstí Míru metro and tram station with a bus stop which is few meters away from the building. The large Eden shopping center and many sports opportunities (football, track & field, an ice rink, a sports hall, or an indoor and outdoor swimming pool) are also within easy reach.

Floor area 87.4 m², balcony 2.2 m².