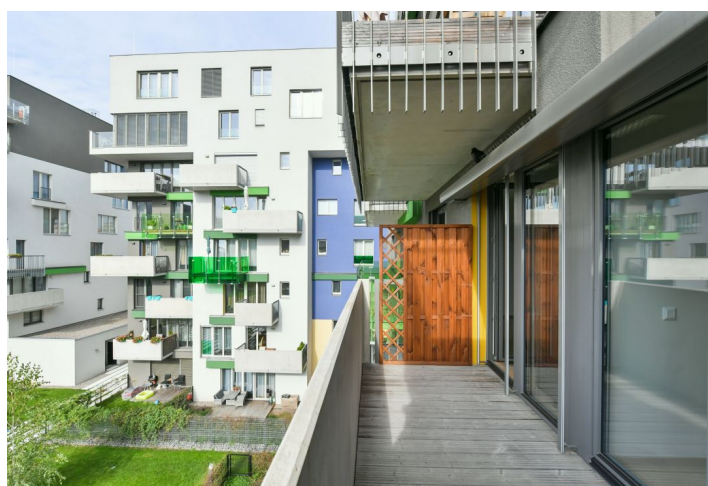
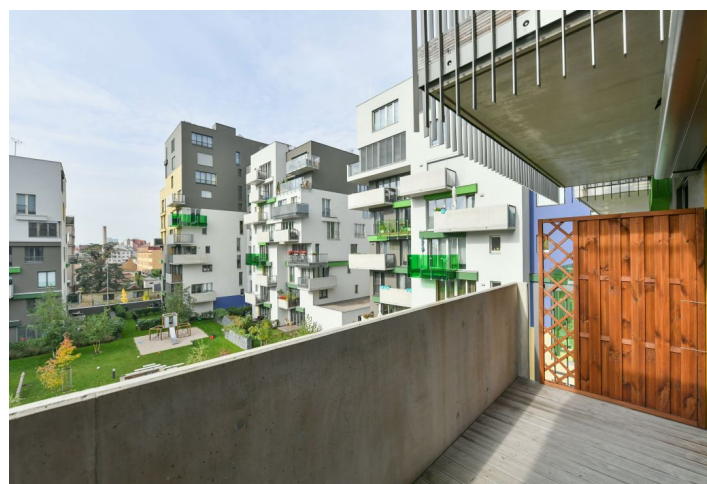




## Apartment Three-bedroom (4+kk)

**Sold**

113.4 m², Prague 10, Vršovice, Archangelská





# Apartment Three-bedroom (4+kk)

**Sold**

113.4 m<sup>2</sup>, Prague 10, Vršovice, Archangelská

Total area	121 m <sup>2</sup>
Floor area*	113 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	1 parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	37499

This modern air-conditioned apartment with balcony and garage parking space is located on the 3rd floor of a residence from 2017 with a private park in the courtyard. The house is conveniently located on the border of Vršovice and Vinohrady, close to many sports facilities, a large shopping center and all amenities, with a quick, direct connection to the city center thanks to several tram lines.

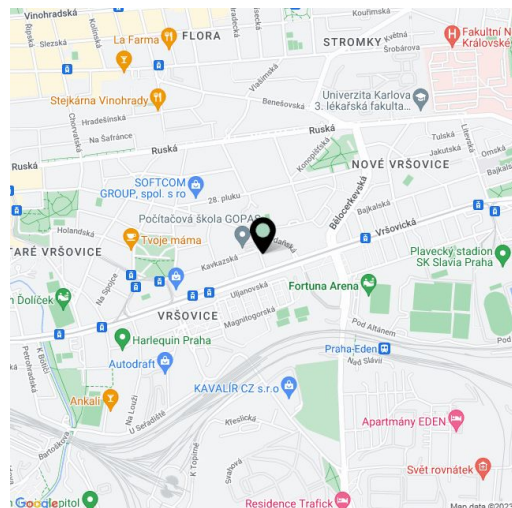
The layout consists of an open concept living room with kitchen and dining room, 3 bedrooms (2 east and 1 west), 2 bathrooms (one en-suite belonging to the master bedroom), separate toilet, hallway, foyer and pantry with connection for washer and dryer. The living room and master bedroom have access to a **west-facing balcony**.

Facilities include **oak parquet floors** and vinyl flooring (in the hall and hallway), **heated floor** in the bathroom, large-format **wooden windows** with vacuum triple glazing and electrically operated **Hella aluminum blinds**, veneered interior doors, fire safety entrance door, **remote air conditioning and heating**, Hanák kitchen with **AEG** appliances and a **Technistone worktop**. The balcony can be shaded by a large electrically operated **awning**. The unit comes with **1 garage parking space** (the second can be purchased), a storeroom on the floor and a cellar.

Vršovice is a popular residential area, which is currently undergoing renovation in order to create a **more pleasant and greener living environment**. The location has **complete civic amenities**; there are kindergartens, elementary and grammar schools, cafes, restaurants, Eden shopping center, sports hall, football, athletics, winter and swimming stadium, swimming pool or tennis courts. A few steps from the house is a bus stop with links to Želivského metro station (6 minutes drive), nearby is also a tram stop with a quick connection to the city center.

Floor area 113.4 m<sup>2</sup>, balcony 7.7 m<sup>2</sup>, storage room 4.9 m<sup>2</sup>, cellar 3.1 m<sup>2</sup>.

In addition to regular property viewings, we also offer real time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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