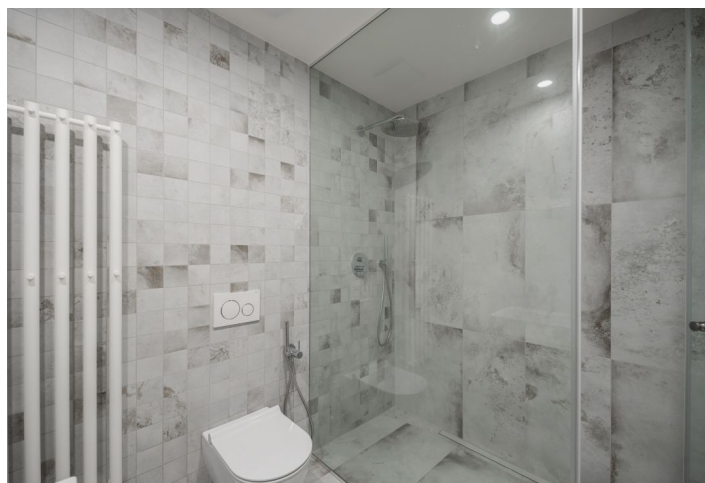
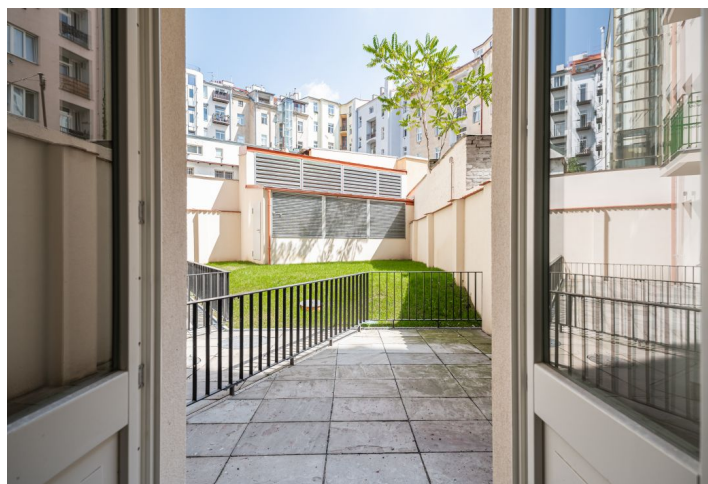
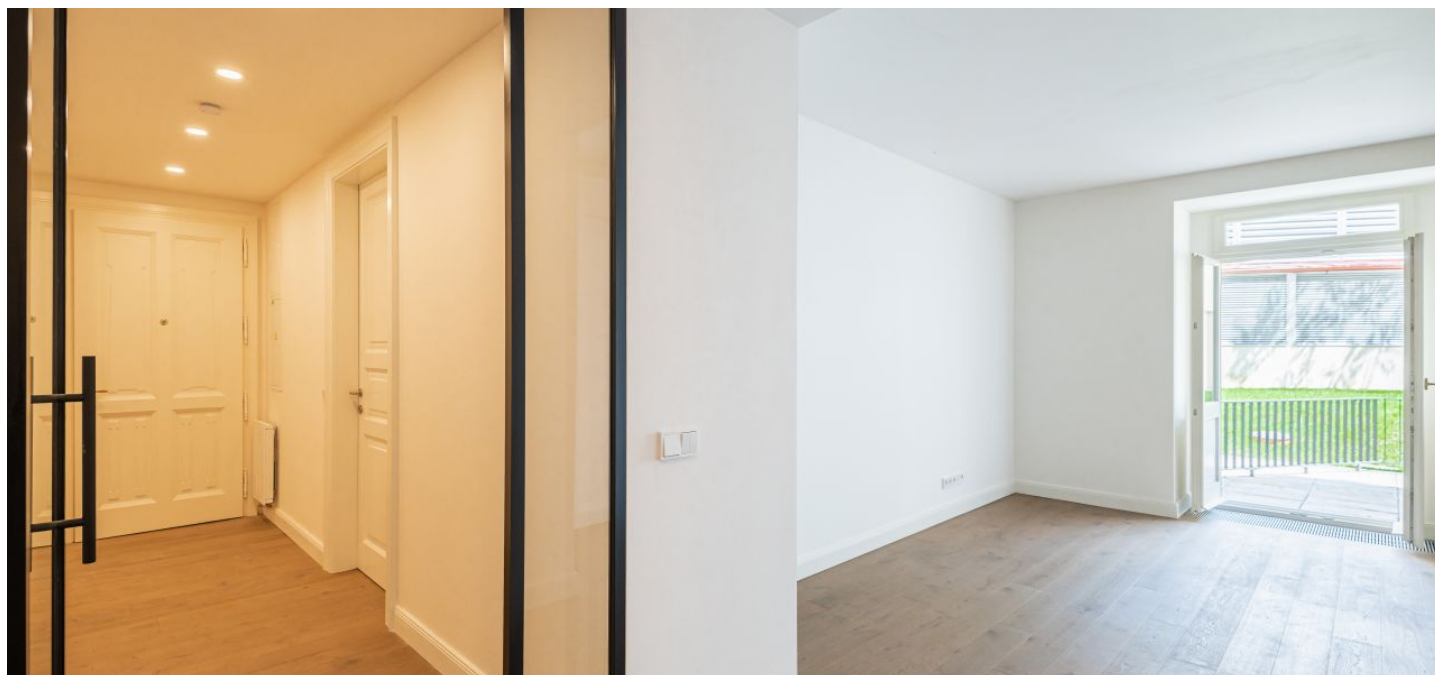




## Apartment One-bedroom (2+kk)

59.2 m², Prague 10, Vršovice

€ 500 745 | CZK 12 165 600





## Apartment One-bedroom (2+kk)

€ 500 745 | CZK 12 165 600

59.2 m², Prague 10, Vršovice

Total area	72 m²
Floor area*	59 m²
Terrace	12 m²
Parking	-
Cellar	2 m²
PENB	G
Reference number	41557

\* 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 classic city apartment, completely adapted to the standards of modern comfortable living, is part of a residence that is a part of an elegant apartment building located by the oldest part of Vršovice near Dannerův Park and Svatopluk Čech Square.

The layout of the 1st underground floor apartment consists of a living room with access to the **terrace**, and a preparation for a kitchen, a bedroom with space for a built-in wardrobe, a bathroom (with a **walk-in shower**, sink, and toilet), and a foyer.

The standard of facilities includes **wooden floors**, glazed or wooden coffered doors, **Laufen** sanitary ware, Tres faucets, a bidet shower, and bathroom tiles combined with colored mosaic tiles. If interested, the developer will install the kitchen unit and built-in cabinets, which can exceed the listed price. The apartment comes with a **cellar storage unit**. The 19th-century building with its distinctively ornate façade, bay windows, and decorative balcony railings will be **completely refurbished** according to the original plans.

This beautiful corner building is close to many cafes, restaurants, and small local shops. Within easy reach are medical services, banks, a post office, and a large shopping center. Trams, buses, and trains provide quick connections to the city center and other parts of the city. For active relaxation, there are numerous **sports facilities** (including indoor and outdoor swimming pools), **parks**, or the **bike trail** along the Botič Stream.

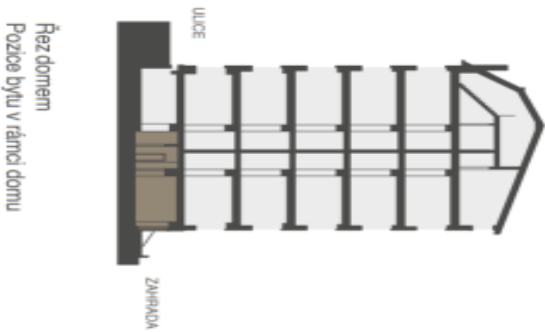
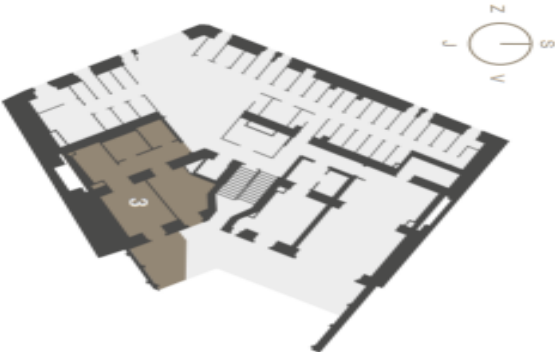
Floor area 59.2 m², terrace 12.4 m², cellar 1.9 m².



Apartment One-bedroom (2+kk)

€ 500 745 | CZK 12 165 600

59.2 m², Prague 10, Vršovice



BYTOVÁ JEDNOTKA

3 2+KK

1.PP 73,5 M²

3.01	CHODBA	6,7 m²
3.02	LOŽNICE	14,6 m²
3.03	OBYVACÍ POKOJ S KUCH. KOUT.	25,5 m²
3.04	KOUPELNA	5,2 m²
3.05	ŠATNA	4,1 m²
SVISLÉ KONSTRUKCE		3,1 m²
PODLAHOVÁ PLOCHA		59,2 m²
3.06	PŘEDZAHRADKA	12,4 m²
0.3	SKLEP	1,9 m²
PLOCHA CELKEM		73,5 m²

Podlahová plocha bytu dle nařízení vlády č. 396/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, přídkami a láhry (zde označené jako světlá kónstíruce). Jedná se o plochu, která je vymezená dvoudílnými zemi bytu. Plochy jednodílných místností jsou pouze orientační. Vyobrazení zařízení v plátech bytu (nábytek, kuch. linka, at. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhradzuje právo na drobné úpravy.

