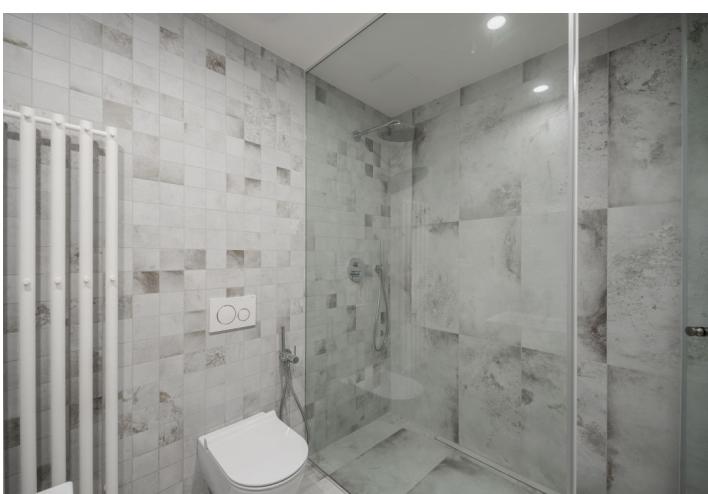
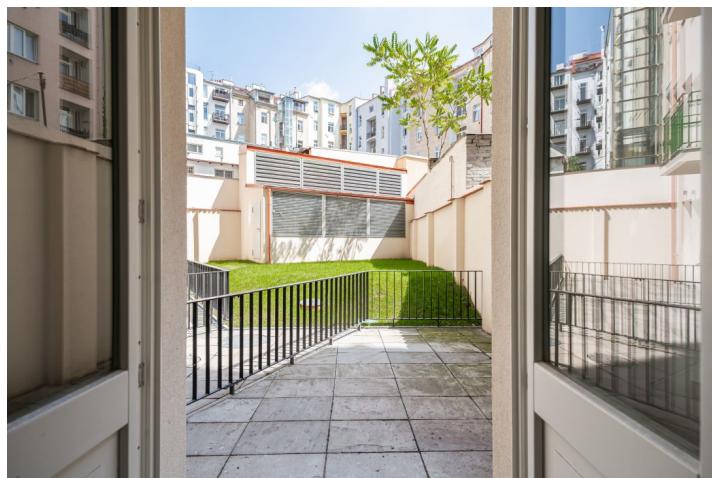
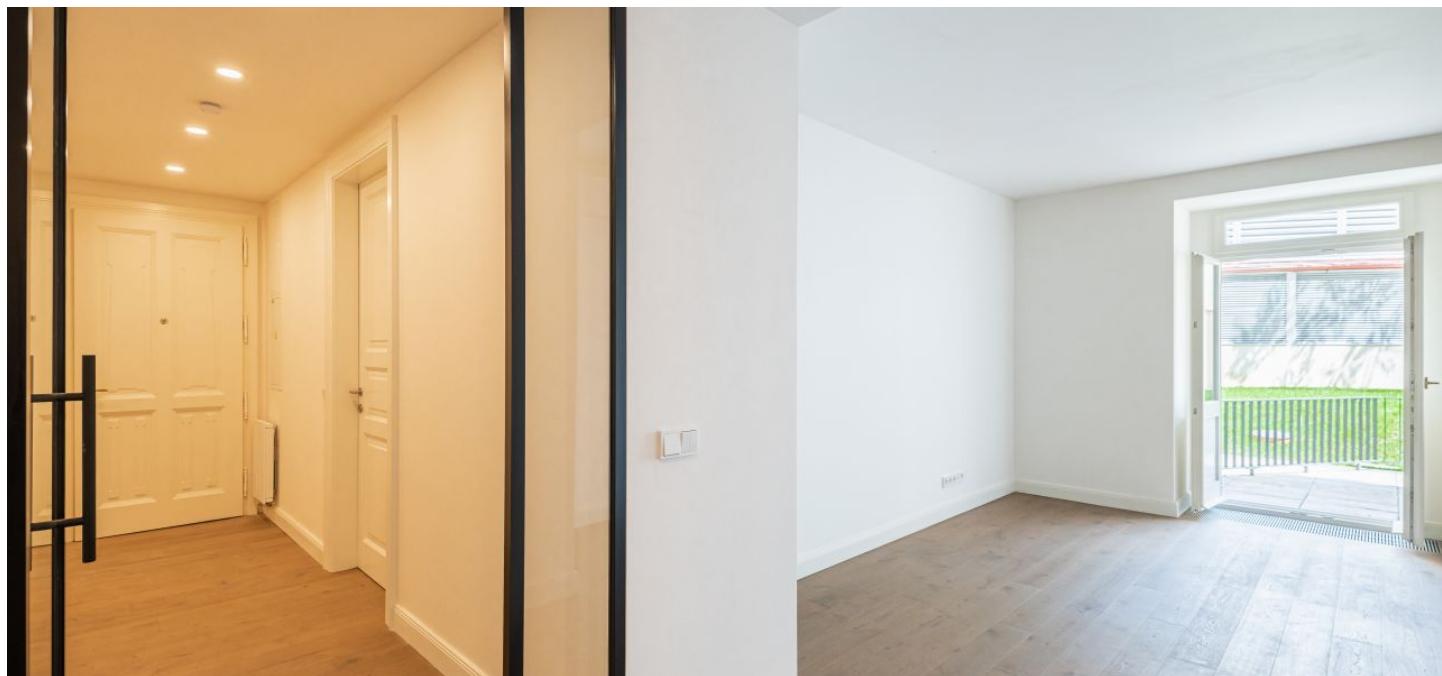




## Apartment One-bedroom (2+kk)

€ 500 745 | CZK 12 165 600

59.2 m<sup>2</sup>, Prague 10, Vršovice





## Apartment One-bedroom (2+kk)

€ 500 745 | CZK 12 165 600

59.2 m<sup>2</sup>, Prague 10, Vršovice

Total area	72 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
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.

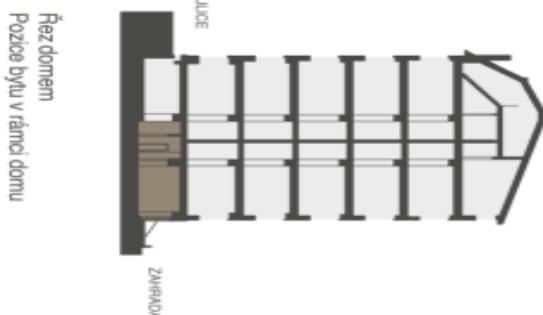
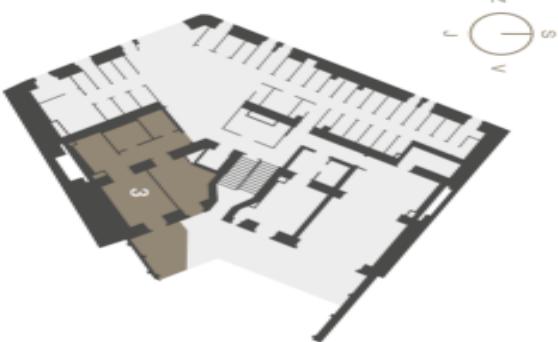
Floor area 59.2 m<sup>2</sup>, terrace 12.4 m<sup>2</sup>, cellar 1.9 m<sup>2</sup>.



## Apartment One-bedroom (2+kk)

59.2 m<sup>2</sup>, Prague 10, Vršovice

€ 500 745 | CZK 12 165 600



### BYTOVÁ JEDNOTKA

# 3 2+KK

1. PP 73,5 M<sup>2</sup>

3.01	CHODBA	6,7 m <sup>2</sup>
3.02	LOŽNICE	14,6 m <sup>2</sup>
3.03	OBÝVACÍ/PŘÍKOS/KUCH. KOUT.	25,5 m <sup>2</sup>
3.04	KOUPELNA	5,2 m <sup>2</sup>
3.05	ŠATNA	4,1 m <sup>2</sup>
	SVÍSLÉ KONSTRUKCE	3,1 m <sup>2</sup>
3.06	PŘEDZAHRADKA	12,4 m <sup>2</sup>
3.03	SKLEP	1,9 m <sup>2</sup>
PLOCHA CELKEM		73,5 m <sup>2</sup>

Podlahová plocha bytu, do měření vlohy č. 366/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod rovnými stropními zábrzdami příslušném a jazyk zde označené jako svíslé konstrukce. Jde teda o plochu, která je vymezena stropovými zábrzdami. Plochy jednotlivých místností jsou pouze orientační. Výměřené zařízení a plánach bytu (mazby, kuch. krm. atd.) nelze soudět dodatečným rozsáhlodávký je specifikován v nástandku. Investor si vymezuje právo na drobné úpravy.

