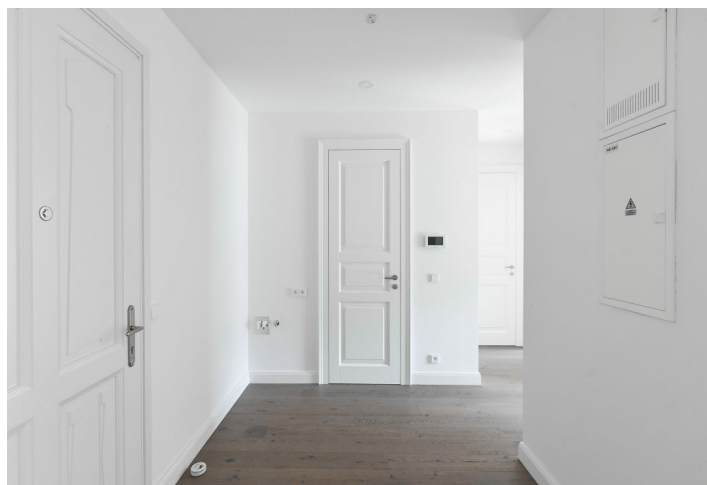
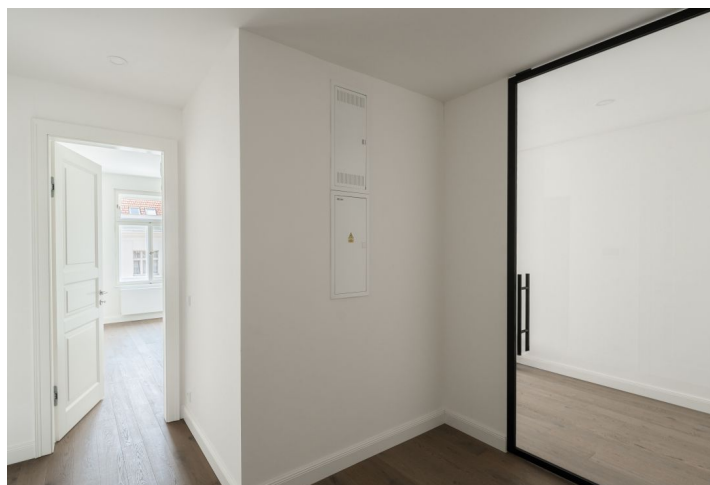




Apartment Two-bedroom (3+kk)

Sold

75.8 m², Prague 10, Vršovice





Apartment Two-bedroom (3+kk)

Sold75.8 m², Prague 10, Vršovice

Total area	78 m ²
Floor area*	76 m ²
Balcony	2 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	41572

* 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 new apartment with a southwest-facing balcony is located on the 4th floor of a reconstructed elegant apartment building. The building is situated near the oldest part of the Vršovice district, close to Dannerův Park and Svatopluk Čech Square.

The apartment includes a living area with a preparation for a kitchen, a bathroom (with a **walk-in shower**, sink, and toilet), a separate toilet, two bedrooms, a hallway, and a **balcony accessible from the living room**.

The standard of facilities include wooden floors in the living room, 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.

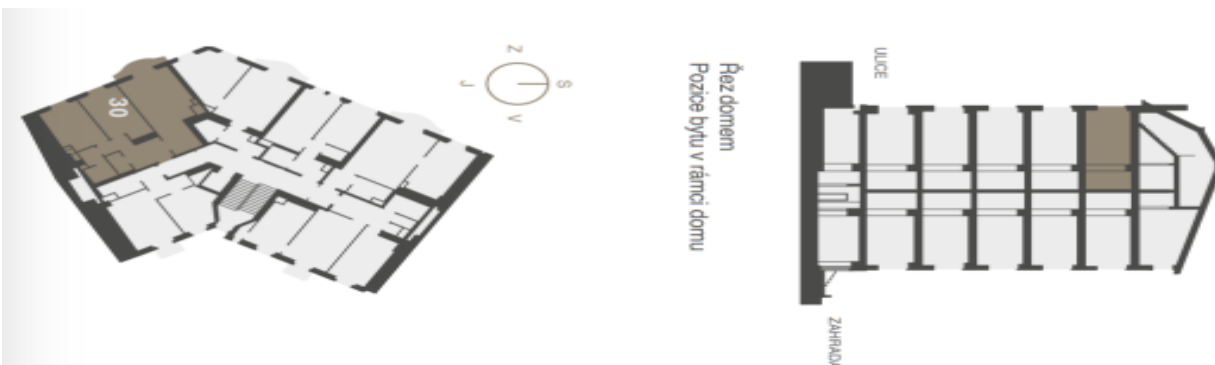
Floor area 75.8 m², balcony 2.1 m², cellar 1.7 m².



Apartment Two-bedroom (3+kk)

75.8 m², Prague 10, Vršovice

Sold



BYTOVÁ JEDNOTKA

30 3+KK

5.NP 79,6 M²

30.01	CHODBA	9,9 m²
30.02	TOALETA	2,3 m²
30.03	KOUPELNA	5,0 m²
30.04	LOŽNICE	13,7 m²
30.05	LOŽNICE	15,2 m²
30.06	OBÝVACÍ POKOJ S KUCH. KOUT.	26,1 m²
SVISLÉ KONSTRUKCE		3,6 m²
PODLAHOVÁ PLOCHA		75,8 m²
30.07	BALKON	2,1 m²
0.30	SKLEP	1,7 m²
PLOCHA CELKEM		79,6 m²

Podlahová plocha bytu dle nařízení vlády č. 386/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, příčkami a jádry (zde označené jako svislé konstrukce). Jedná se o plochu, která je vymezena obvodovými zdmi bytu. Plochy jednotlivých místností jsou pouze orientační. Vybavení nábytkem v plánných bytů (kuchyň, koupelna, ložnice, atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.

