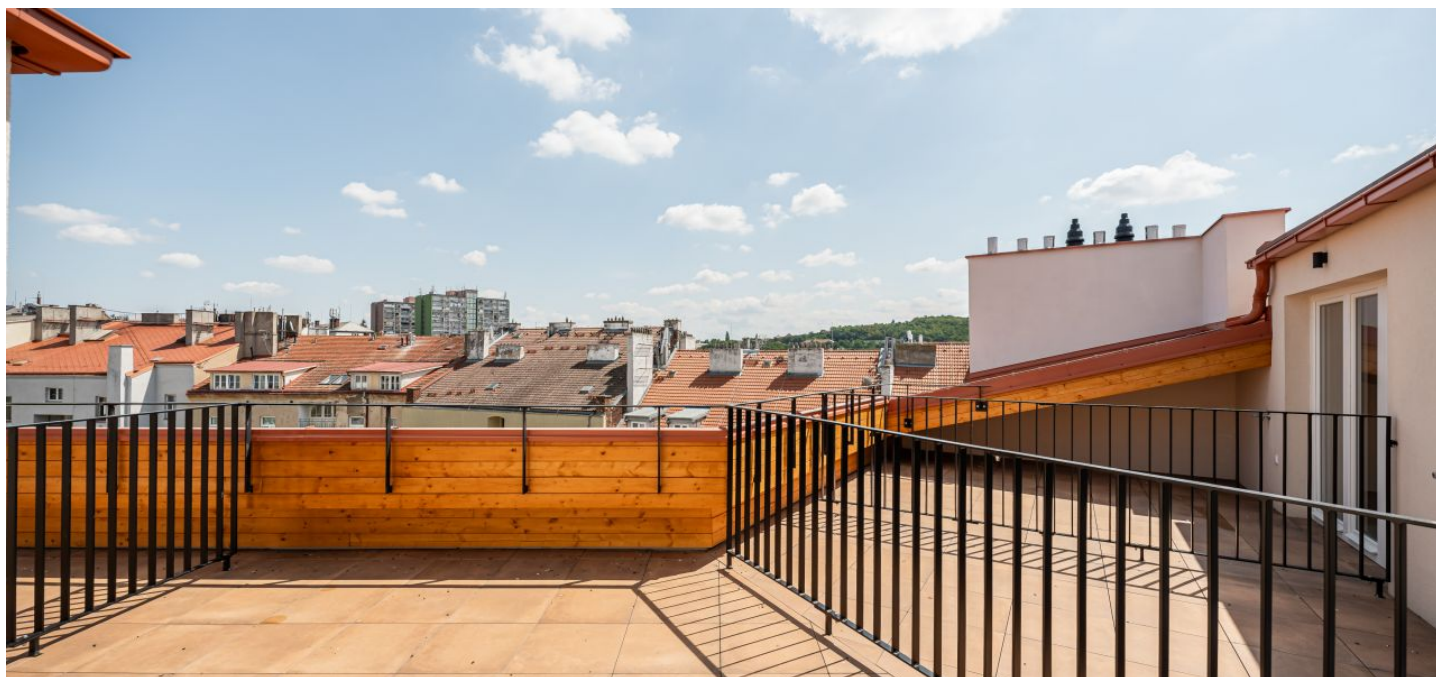




Apartment Three-bedroom (4+kk)

€ 1 067 132 | CZK 25 974 000

97.2 m², Prague 10, Vršovice





Apartment Three-bedroom (4+kk)

€ 1 067 132 | CZK 25 974 000

97.2 m², Prague 10, Vršovice

| | |
|------------------|--------|
| Total area | 114 m² |
| Floor area* | 97 m² |
| Terrace | 16 m² |
| Parking | - |
| Cellar | 2 m² |
| PENB | G |
| Reference number | 41579 |

* 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 spacious duplex apartment with an east-facing terrace is located on the top floors of a residence that was created by the complete reconstruction of an elegant apartment building on a side street by the oldest part of Vršovice near Dannerův Park and Svatopluk Čech Square.

On the entrance level (5th floor of the building), there is a large entrance and staircase hall, two bedrooms, a study/children's room, a bathroom (with a walk-in shower, sink, and toilet), and a separate toilet. The upper level of the apartment consists of a living room with a dining area, a preparation for a kitchen, and access to a **sunny terrace** facing the courtyard.

The standard of facilities includes **wooden floors**, roof skylights, glazed or wooden coffered doors, **Laufen** sanitary ware, Tres faucets, a bidet shower, and bathroom tiles combined with colored mosaic tiles, and a modern **steel staircase** with a **perforated sheet metal railing**. 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.

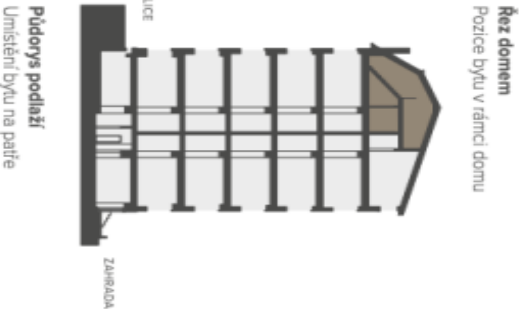
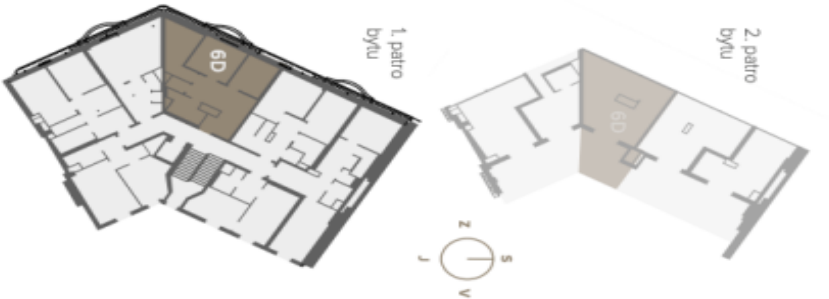
Floor area 97.2 m², terrace 16.3 m², cellar 1.8 m².



Apartment Three-bedroom (4+kk)

€ 1 067 132 | CZK 25 974 000

97.2 m², Prague 10, Vršovice



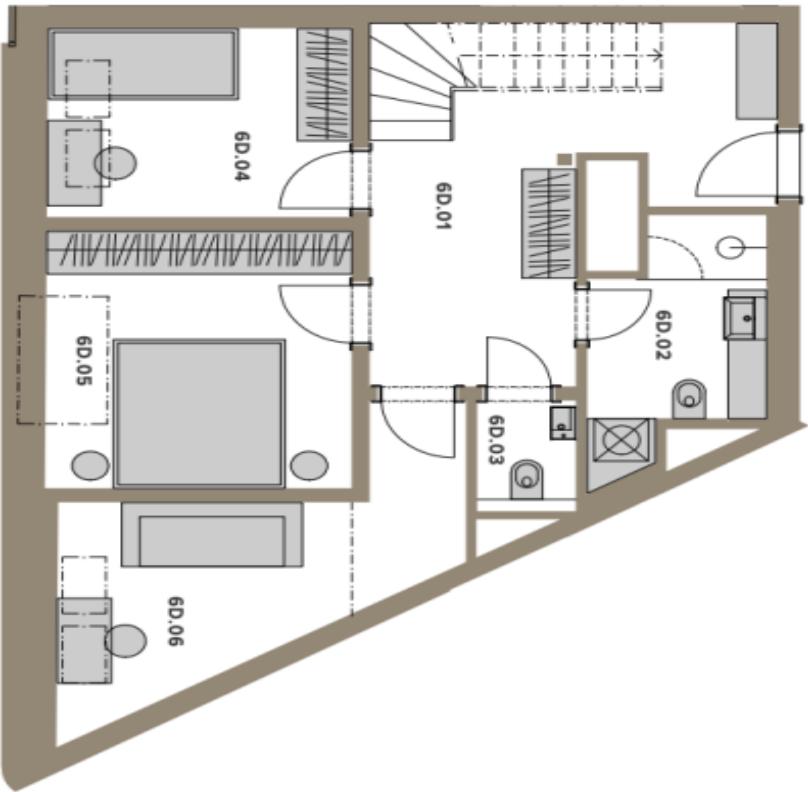
BYTOVÁ JEDNOTKA

6D 4+KK

6. NP 120,9 M²

| | | |
|-------------------|-----------------------------|----------|
| 6D.01 | HALA SE SCHODIŠTĚM | 17,4 m² |
| 6D.02 | KOUPELNA | 5,7 m² |
| 6D.03 | WC | 1,6 m² |
| 6D.04 | POKOJ | 9,0 m² |
| 6D.05 | LOŽNICE | 12,3 m² |
| 6D.06 | POKOJ | 11,2 m² |
| 6D.07 | OBYVACÍ POKOJ S KUCH. KOUT. | 35,0 m² |
| SVISLÉ KONSTRUKCE | | 10,6 m² |
| PODLAHOVÁ PLOCHA | | 102,8 m² |
| 6D.08 | TERASA | 16,3 m² |
| 0.6D | SKLEP | 1,8 m² |
| PLOCHA CELKEM | | 120,9 m² |

Podlažní plocha bytu dle měřené výšky č. 566/2013 Sb. zahrnuje celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými stěny, příčkami a jedy (tj. označené jako svslé konstrukce). Jedná se o plochu, která je vymezena obvodovými zdmi bytu. Plochy jednotlivých místností jsou pouze orientační. Vybavení zařazené v plánech bytu (nabýlek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhradzuje právo na drobné úpravy.



1. PATRO BYTU

