



## Apartment Studio (1+kk)

38.03 m², Prague 10, Vršovice, Bartošková

€ 241 845 | CZK 5 976 000





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Total area	38 m²
Parking	-
Cellar	3 m²
Reference number	103082

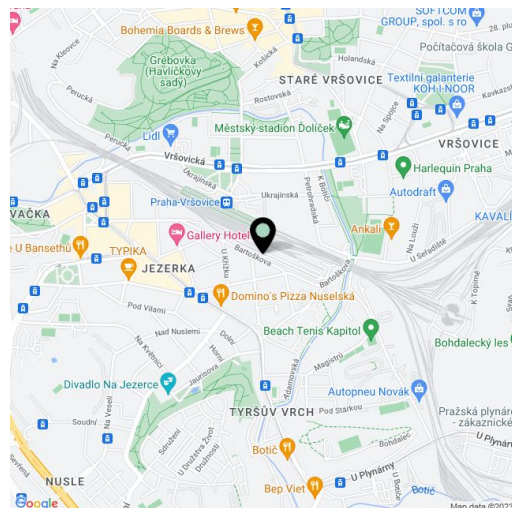
This one-room apartment is currently being built in the new **Vodárna Residence** in a unique heritage-protected former **waterworks building from 1882**. The **Neo-Renaissance building** is located next to a **community garden** on the border of **Nusle** and **Vršovice**, within easy reach of a full range of services and **several parks**. **Completion is planned for spring 2024**.

The area of the unit on the ground floor consists of a living room with a preparation for a kitchen and a storage floor, a bathroom (with a shower and toilet), and a foyer.

The **high standard facilities** include multi-layer **wooden floors**, **underfloor heating** with electric heating mats and the possibility to control via mobile application, Jablotron security system, heat recovery, white matt wooden interior doors with paneled frames, **M&T Lusy** handles, Ceratherm, Duravit, Geberit, and Laufen sanitary ware, ceramic tiles, and floor tiles. **The wooden windows** are replicas of the original ones, including fittings. The entrance door will be a new single-wing fire safety entrance door with a 3-point lock and casing profiles. **A pram room** will be available to the residents, and the unit includes a cellar storage unit. If interested, it is possible to equip the interior with **custom-made furniture** for an additional fee. The entrance area of the **Vodárna Residence** will be decorated with cleaned **marlite**, the lower part of the **historic water reservoir** will also be visible, and the floor will be made of original granite stones and polished concrete. There will be a new **atypical steel staircase** in the western tower and the original granite staircase in the eastern part.

The residence is located right next to the new underpass of the **Vršovice Railway Station**, from where you can reach the center of the **Main Railway Station in 5 minutes**. Tram stops are just a few steps away, and transport comfort will also be increased in the future by a D line subway station. There are shops in the immediate vicinity, including a supermarket, restaurants, cafes, schools, and medical services. It is close to a **theater, cinema, and sports field**, and you can connect in no time to the currently emerging unique bike path, the **Vršovice Railway Promenade**. There is a community garden in the neighborhood, and it is possible to walk to **Havlíčkovy Sady, Jezerka or Folimanka park or Tyršův Hill** in a short time.

Floor area including storage floor 38.03 m² (according to the owner's statement 28.43 m²), cellar 2.5 m²



\* 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.