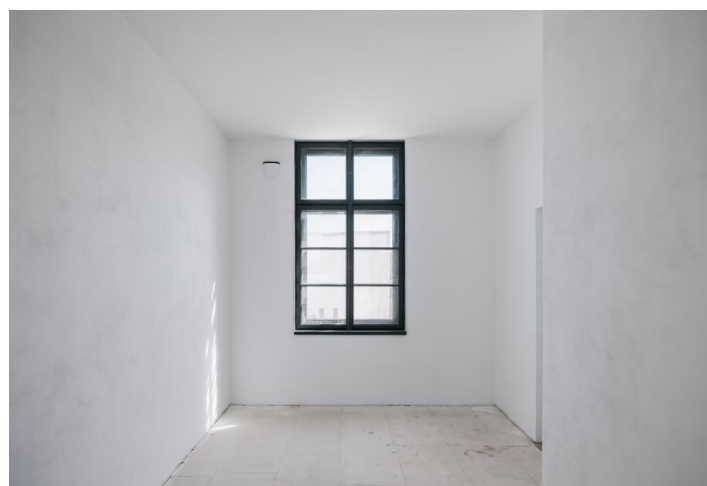
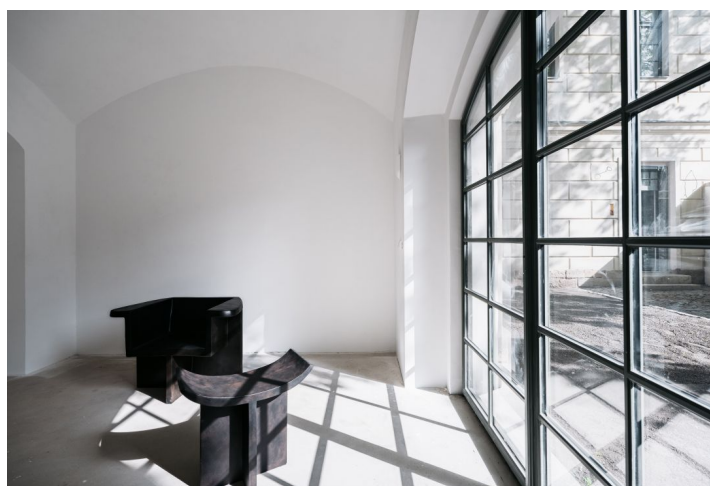




## Apartment One-bedroom (2+kk)

€ 358 964 | CZK 8 870 000

56.5 m², Prague 10, Vršovice, Bartoškova





## Apartment One-bedroom (2+kk)

€ 358 964 | CZK 8 870 000

56.5 m<sup>2</sup>, Prague 10, Vršovice, Bartoškova

Total area	57 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
Reference number	103086

This one-bedroom 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.

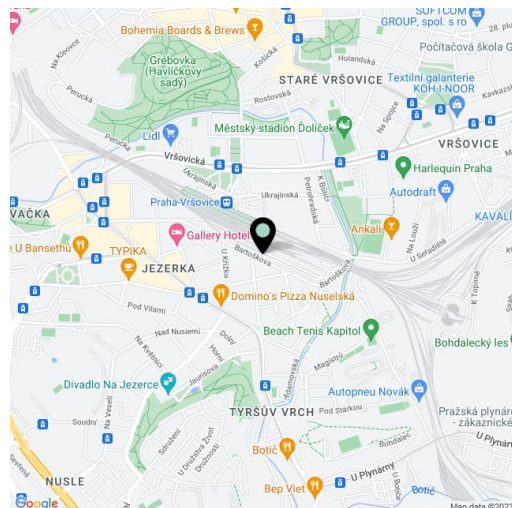
The area of the unit on the ground floor consists of a living room with a preparation for a kitchen and a storage floor, a bedroom, a bathroom (with a shower and toilet), and a foyer.

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 56.5 m<sup>2</sup> (according to the owner's statement 47.80 m<sup>2</sup>), cellar 2.5 m<sup>2</sup>.

Photos are of other units in the project. Visualizations are for illustrative purposes only.



\* 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.



Apartment One-bedroom (2+kk)

€ 358 964 | CZK 8 870 000

56.5 m², Prague 10, Vršovice, Bartoškova

V.092+kk

1.NP

09.01	Chodba	3,19 m²
09.02	Obývací pokoj + kk	18,29 m²
09.03	Koupelna	7,81 m²
09.04	Ložnice	16,26 m²
09.05	Úložné patro	8,70 m²
Účtní plocha bytu		45,05 m²
Vnitřní konstrukce		2,25 m²
Podlahová plocha		47,80 m²
Sklep		2,50 m²

Plocha celkem

59,00 m²

UPOZORNĚNÍ

Prostředím jednotky spočívá dle úmluvy ze dne 2.8.2018, kdy je určená vnitřní plocha jednotky včetně její podlahové plochy celkem včetně všech místností včetně vnitřní konstrukce. Skladem podlahové plochy nejsou ani lodžie, veranda, balkon, aniž pod. Plochy podlahové vnitřní jsou pouze orientační. Účtní plocha bytu je součástí všech ploch místností, což dle účtní plochy nejsou na lodžii, terasu, garáž, sklep aniž Veranda součástí a plocha bytu podlahy.

Podlahová plocha celkem včetně všech místností.

Pozice bytu v rámci domu

Umístění bytu na patře

3.NP

2.NP

1.NP

1.PP

V.09

Uložné

PATRO

