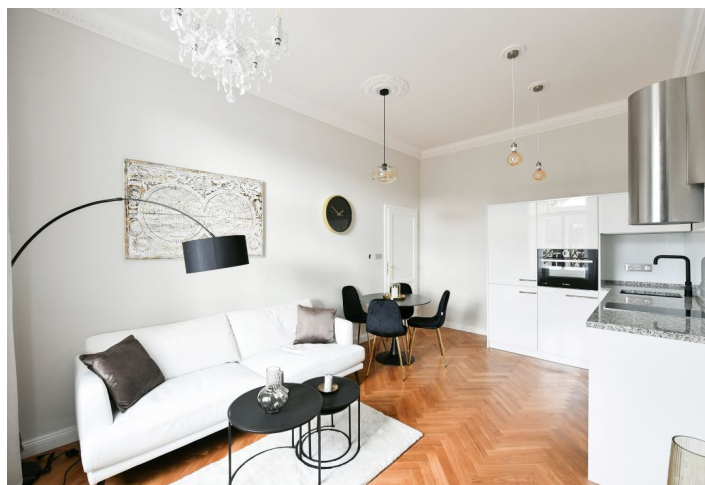
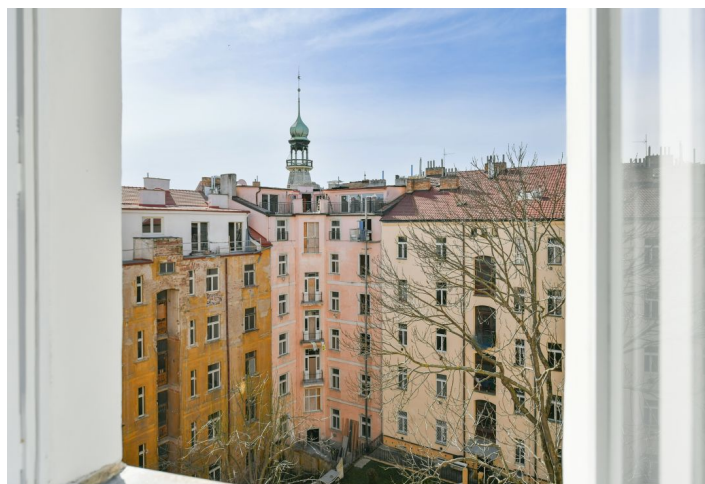




## Apartment One-bedroom (2+kk)

€ 363 820 | CZK 8 990 000

45 m², Prague 10, Vršovice, Finská





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Total area	45 m²
Parking	-
Cellar	-
Service price	2 367 CZK monthly
PENB	G
Reference number	104121

This completely renovated apartment facing a quiet courtyard is located on the 4th floor of an Art Nouveau apartment building on a one-way side street near Heroldovy Sady Park, just 10 minutes by tram from the city center.

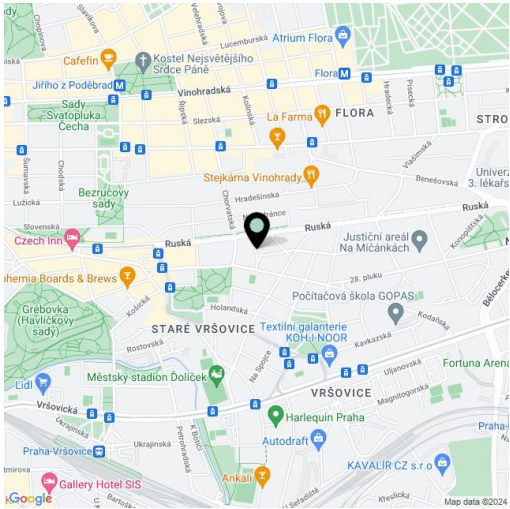
The layout consists of a living room with a kitchen, 1 bedroom with a small **build-in wardrobe**, a bathroom (**walk-in shower**, toilet, sink), a foyer, and a **niche** for a washing machine and dryer. All windows are **west-facing** towards the courtyard with mature trees.

The apartment with high ceilings has been **sensitively renovated** to respect the original architectural plan. There are grade I **parquets** on the thresholdless floors, the windows are **casement wooden** double-glazed, and the interior cassette doors are made of hardwood. The kitchen is equipped with a **Bianco Sardo granite worktop** and **Bosch** appliances as well as a built-in wine cellar. Sanitary ware and faucets are by the **Villeroy & Boch** and Hansgrohe brands, and the sink faucet has an economical aerator. Heating is provided by a Protherm electric boiler connected to a **Honeywell intelligent system** that enables remote control of the heating from anywhere. There is an **elevator** in the building that stops at the mezzanines.

The convenient location allows you to be in one of the nearby cafes, bistros, or restaurants in no time. Shops and schools are nearby. **Excellent accessibility** is provided by trams from a nearby stop, and the ride to metro stations and the center takes only a few minutes. The area is very pleasant thanks to the **landscaped greenery** in nearby **Heroldovy Sady Park** or Svatopluka Čecha Square. **Grébovka Park** isn't far.

Listed as a studio apartment (1+1) in the Owner's Declaration.

Floor area 44.8 m².



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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