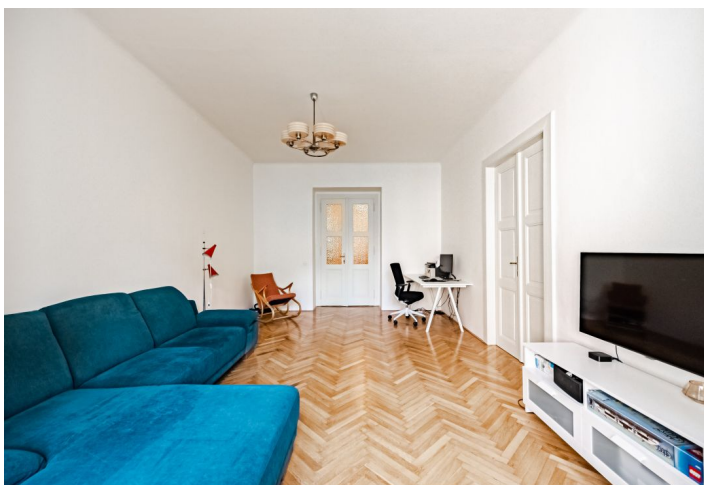
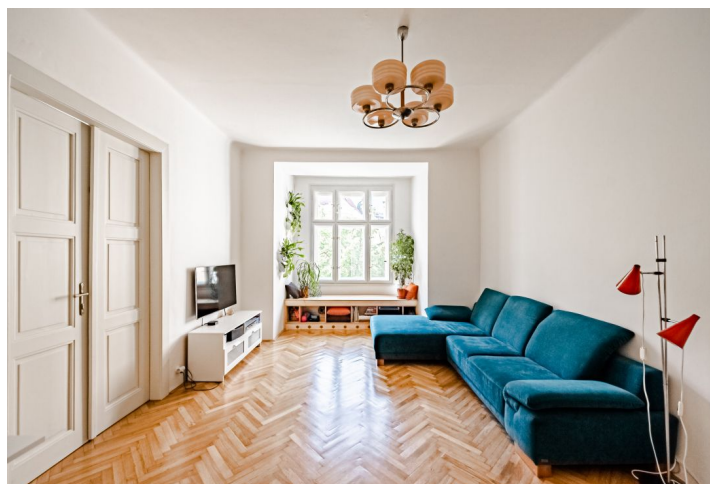




## Apartment Two-bedroom (3+1)

€ 788 177 | CZK 20 000 000

116 m<sup>2</sup>, Prague 10, Vršovice, Mexická





## Apartment Two-bedroom (3+1)

€ 788 177 | CZK 20 000 000

116 m<sup>2</sup>, Prague 10, Vršovice, Mexická

Total area	119 m <sup>2</sup>
Floor area*	116 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	102596

This classic city apartment with high ceilings, restored period elements, and a fresh interior designed by the Prostor architectural studio is located on the 1st floor of a brick apartment building with an elevator that stands on a quiet street in a traditional residential area on the border of Vršovice and Vinohrady.

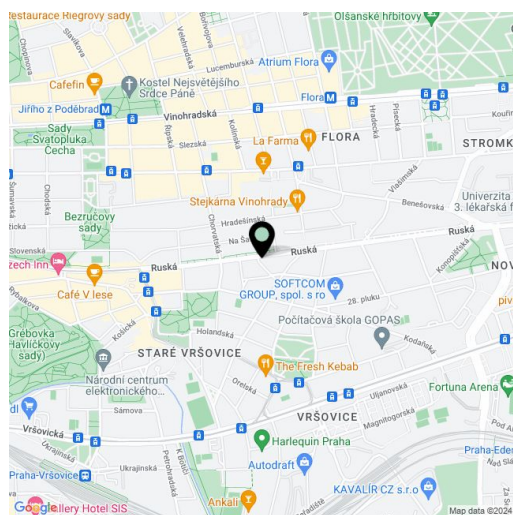
The purposeful layout provides a kitchen with a dining area, a living room, 2 bedrooms, a bathroom, an entrance hall, a **large central hall** that serves as a screening room, a library, and a music lounge. The **entrance to the balcony** leads from the hall **to the inner courtyard**; from the **south-facing niche** in the living room there is a **nice view** of the **park** in front of the building.

The entire interior was boldly and very successfully renovated in 2017. Facilities include original refurbished **parquet floors** laid on a new surface, and tiles in the same tree pattern. The **wooden casement windows** (with new insulated double-glazed windows) and interior doors with linings and brass handles are also refurbished. Custom-made furniture and **designer lighting** give the interior an air of sophistication. The apartment comes with a **large cellar**.

The corner building is located near **Heroldovy Sady Park** and a **villa district from the 1930s** with many architecturally significant buildings. A kindergarten and elementary school are only a few steps away; the neighborhood is full of quality restaurants, cozy cafes, and bistros. The city center can be reached by direct bus connections (to the Florenc metro transfer station) or trams from the nearby stops.

Floor area 116 m<sup>2</sup>, balcony approx. 3 m<sup>2</sup>, cellar approx. 8 m<sup>2</sup>.

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





## Apartment Two-bedroom (3+1)

€ 788 177 | CZK 20 000 000

116 m<sup>2</sup>, Prague 10, Vršovice, Mexická

