



Apartment Studio (1+kk)

29.46 m², Prague 10, Vršovice, Bartoškova

Sold





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Total area	29 m ²
Front garden	18 m ²
Parking	-
Cellar	3 m ²
PENB	G
Reference number	102981

This one-room apartment with a southwest-facing front garden 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.

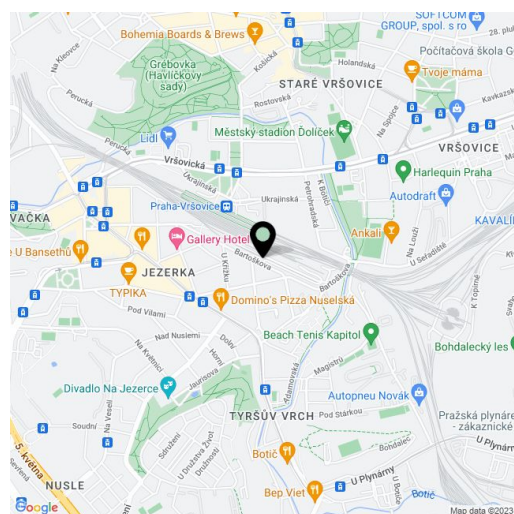
The area of the unit on the 1st underground floor consists of a living room with a preparation for a kitchen, a bathroom (with a shower and toilet), and a foyer. The living room has access to the **front garden**.

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. **Wooden balcony doors** with period grilles and moldings, 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.

Visualizations are for illustrative purposes only.

Floor area 29.46 m², garden 18.19 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.



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V.01 1+kk

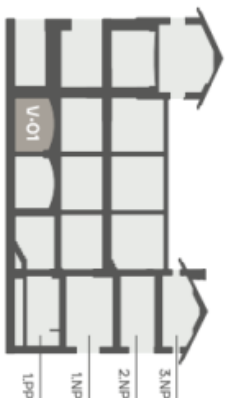
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01.01	Chodba	5,31 m ²
01.02	Obývací pokoj + kk	18,78 m ²
01.03	Koupelna	3,61 m ²
01.04	Předzahrádka	18,19 m²
Užitná plocha bytu		27,70 m ²
Vnitřní konstrukce		1,76 m ²
Podlahová plocha		29,46 m²
Sklep		2,50 m²
Plocha celkem		50,15 m²

UPOZORNĚNÍ:

Podlahová plocha spočítána dle zjednodušeného výkresu ve směry 2 a 3 nřizemi údičky č. 366/2013 Sb. byt je orientován vnitřně pomocí obvodových stěn (S podlahová plocha zahrnuje součet všech ploch místností včetně vnitřních konstrukcí). Součástí podlahové plochy nejsou mříž, balkon, terasa, garáž, atlepy apod. Plochy jednotlivých místností jsou pouze orientační. Užitná plocha bytu je součet všech ploch místností současně včetně plochy nřizny mříž, balkon, terasa, skřepý opod. Vypočítána zřizem v plněm bytu (řadbyel, kuchyřní vřiz, el. spotřebice atd.) nejsou součástí křiziduru.

Pozice bytu v rámci domu



Umístění bytu na patře

