



Apartment Studio (1+kk)

30.04 m², Prague 10, Vršovice, Bartoškova

€ 251 538 | CZK 6 376 500





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| | |
|------------------|-------------------|
| Total area | 30 m ² |
| Front garden | 17 m ² |
| Parking | - |
| Cellar | 3 m ² |
| Reference number | 103079 |

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.

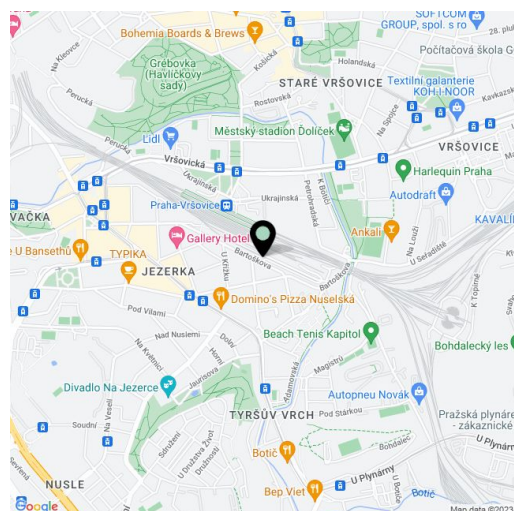
The area of the unit on the 1st underground floor consists of a living room with a preparation for a kitchen, a bathroom (with a shower and toilet), and a foyer. The living room has access to the **front garden**.

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 30.04 m², garden 17.10 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.02 1+kk

1.PP

| | | |
|--------------------|--------------------|----------------------|
| 02.01 | Chodba | 5,36 m ² |
| 02.02 | Obývací pokoj + kk | 19,37 m ² |
| 02.03 | Koupelna | 3,68 m ² |
| 02.04 | Předstěradka | 17,10 m ² |
| Užitná plocha bytu | | 28,36 m ² |
| Užitná konstrukce | | 1,88 m ² |
| Podlahová plocha | | 30,04 m ² |
| Sklep | | 2,90 m ² |

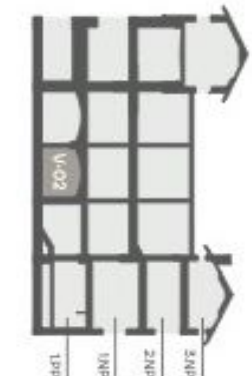
Plocha celkem

49,64 m²

Upozornění

Podlahová plocha vzhledem k výšce stropu 2,03 m odpovídá výšce 2,34m/2038 mm - 147 je určená užitná plocha vzhledem k výšce stropu. Při spočítání podlahové plochy nejsou zahrnuty plochy, které jsou nad výškou podlahy vzhledem k výšce stropu 2,03 m. Součástí podlahové plochy nejsou plochy, které jsou nad výškou podlahy vzhledem k výšce stropu 2,03 m. Součástí podlahové plochy nejsou plochy, které jsou nad výškou podlahy vzhledem k výšce stropu 2,03 m. Součástí podlahové plochy nejsou plochy, které jsou nad výškou podlahy vzhledem k výšce stropu 2,03 m.

Podoba bytu v rámci domu



Umístění bytu na pozíci

