



## Apartment Studio (1+kk)

38.03 m², Prague 10, Vršovice, Bartoškova

€ 241 845 | CZK 5 976 000





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Total area	38 m²
Parking	-
Cellar	3 m²
Reference number	103082

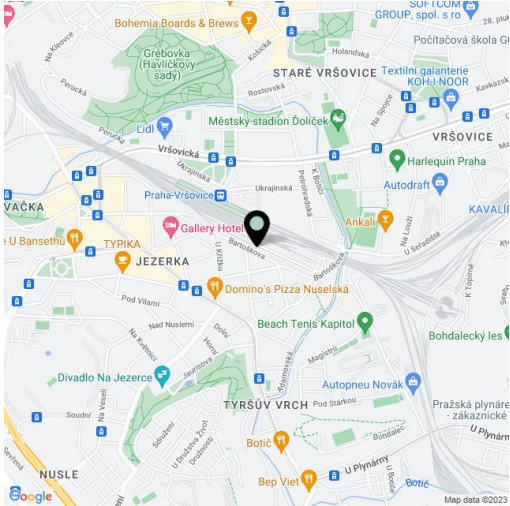
This one-room apartment is currently being built in the new Vodárna Residence in a unique heritage-protected former waterworks building from 1882. The Neo-Renaissance building is located next to a community garden on the border of Nusle and Vršovice, within easy reach of a full range of services and 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 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 38.03 m² (according to the owner's statement 28.43 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.