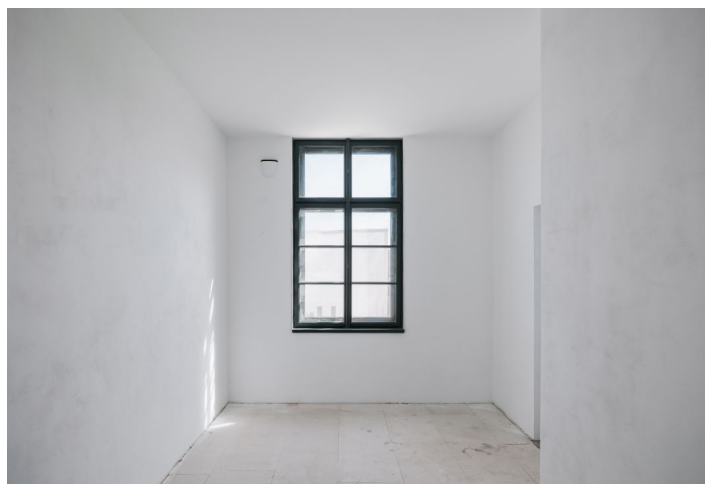
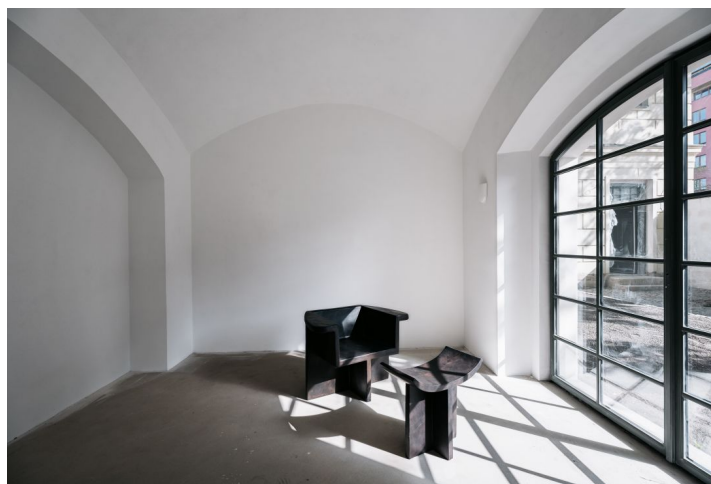
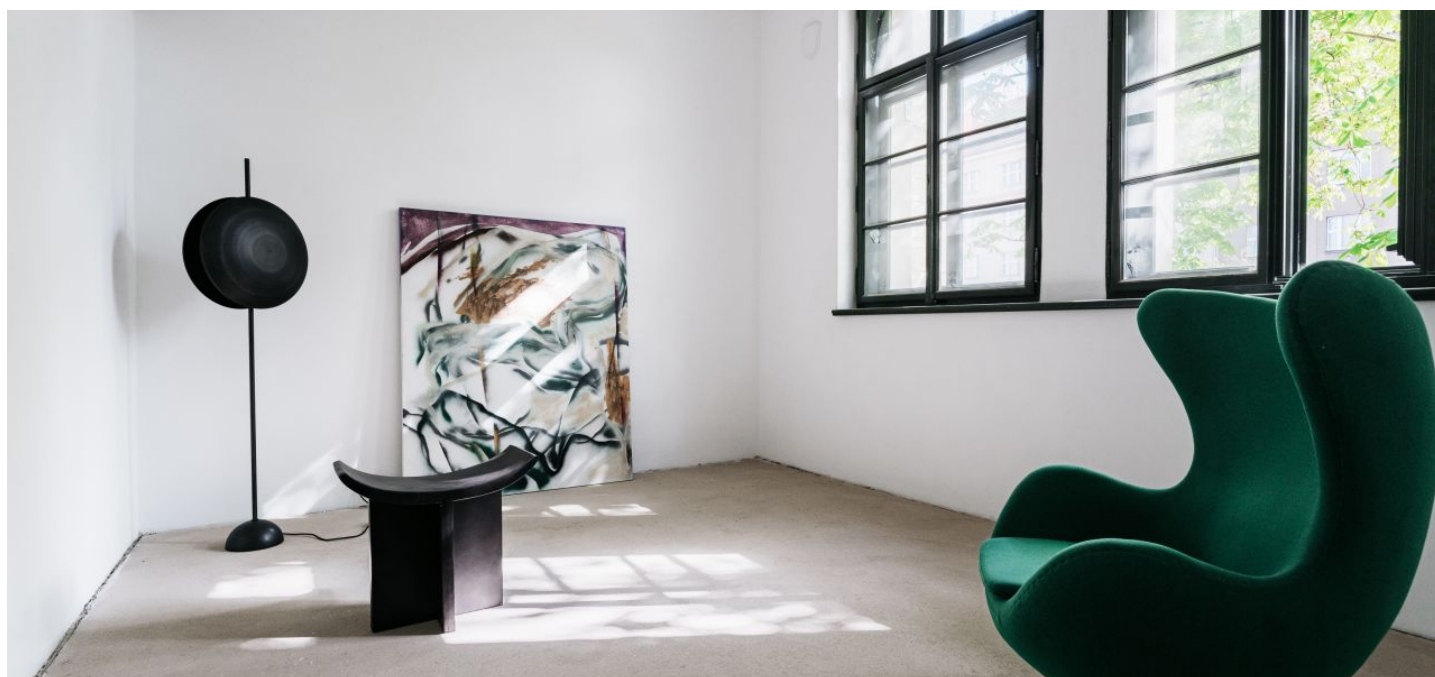




Apartment Two-bedroom (3+kk)

€ 611 089 | CZK 15 100 000

84.03 m², Prague 10, Vršovice, Bartoškova





Apartment Two-bedroom (3+kk)

€ 611 089 | CZK 15 100 000

84.03 m², Prague 10, Vršovice, Bartoškova

Total area	84 m ²
Parking	-
Cellar	3 m ²
Reference number	103087

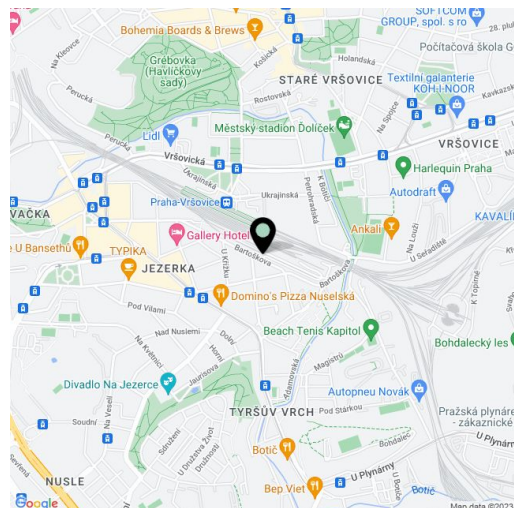
This duplex 2-bedroom apartment with a unique industrial element is currently being built in the new Vodárna Residence in a unique heritage-protected former waterworks building from 1882. The Neo-Renaissance building is located next to a community garden on the border of Nusle and Vršovice, within easy reach of a full range of services and several parks. Completion is planned for spring 2024.

The area of the unit on the 1st and 2nd floors consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall with a separate toilet. The impressive separation of the rooms by **rounded walls** is created from a preserved and **renovated riveted water tank**.

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 for the interior to be completed according to your own ideas and needs. 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.

Photos are of other units in the project. Visualizations are for illustrative purposes only.



* 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.



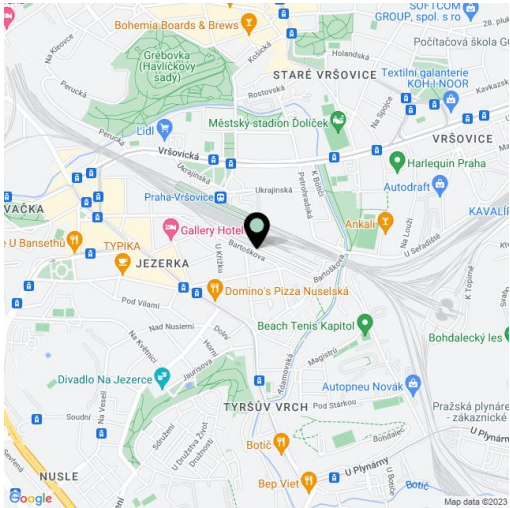
Apartment Two-bedroom (3+kk)

€ 611 089 | CZK 15 100 000

84.03 m², Prague 10, Vršovice, Bartoškova

Total area	84 m²
Parking	-
Cellar	3 m²
Reference number	103087

Floor area 84.03 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.

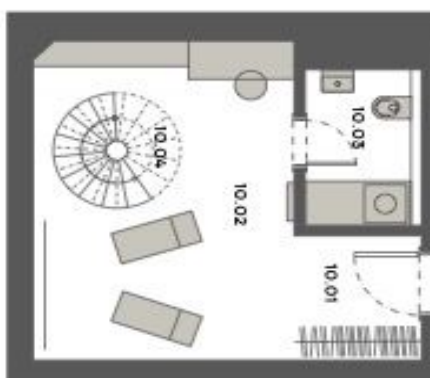
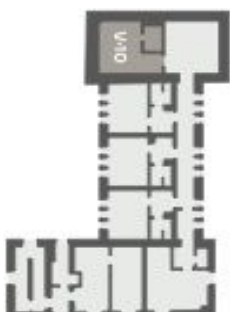
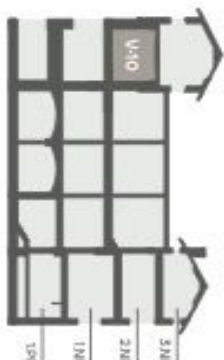
€ 611 089 | CZK 15 100 000

V.10 3+kk

10.01	Chodba	2,41 m ²
10.02	Vstupní hala	21,06 m ²
10.03	WC	3,91 m ²
10.04	Schodiště	5,50 m ²
10.05	Obývací pokoj + sk	30,90 m ²
10.06	Ložnice	18,10 m ²
10.07	Společná zafiení	8,52 m ²
10.08	Šatny	8,52 m ²
	Úžinná plocha bytu	82,92 m ²
	Vnitřní konstrukce	111 m ²
	Podlahová plocha	84,03 m²
	Stánek	2,50 m²

86,53 m²

Umístění bytu na poschodí



WPOZOBANEN

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Apartment Two-bedroom (3+kk)

€ 611 089 | CZK 15 100 000

84.03 m², Prague 10, Vršovice, Bartoškova

V.10 3+kk

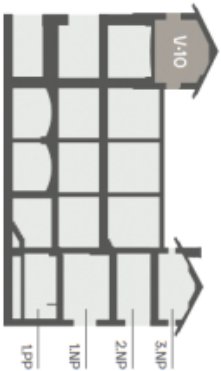
2.-3.NP
mezonet

10.01	Chodba	2.41 m²
10.02	Vstupní hala	21.06 m²
10.03	WC	3.91 m²
10.04	Schodiště	3.50 m²
10.05	Obývací pokoj + kk	16.90 m²
10.06	Ložnice	18.10 m²
10.07	Sociální zařízení	8.52 m²
10.08	Šatny	8.52 m²
Užitná plocha bytu		82.92 m²
Vnitřní konstrukce		1.11 m²
Podlahová plocha		84.03 m²
Sklep		2.50 m²

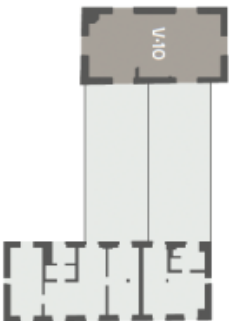
Plocha celkem

86,53 m²

Pozice bytu v rámci domu



Umístění bytu na patře



2. PATRO
BYTU

