



Apartment Studio (1+kk)

38.65 m², Prague 10, Vršovice, Bartoškova

€ 241 512 | CZK 6 084 900





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Total area	39 m ²
Parking	-
Cellar	3 m ²
Reference number	103089

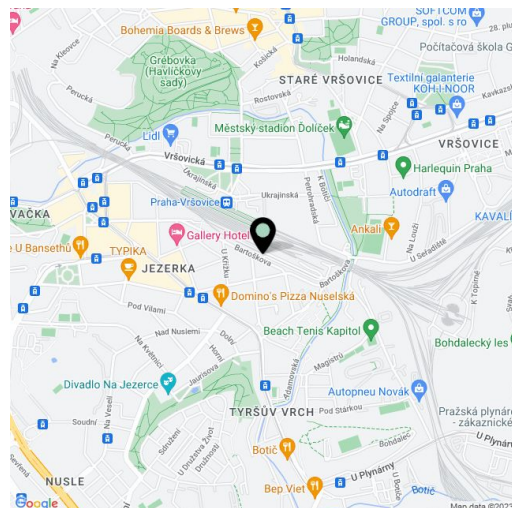
This one-room apartment is currently being built in the new **Vodárna Residence** in a unique heritage-protected former waterworks building from 1882. The Neo-Renaissance building is located next to a community garden on the border of Nusle and Vršovice, within easy reach of a full range of services 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, 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, 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-leaf door with period profiling and black hardware. A **pram room and bike shed** 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 will be complemented by a **modern elevator**.

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 38.65 m² (according to the owner's statement 28.96 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.