



Apartment One-bedroom (2+kk)

€ 493 727 | CZK 12 200 000

71.38 m², Prague 10, Vršovice, Bartošková





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Total area	71 m²
Parking	-
Cellar	3 m²
Reference number	103116

This one-bedroom 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.

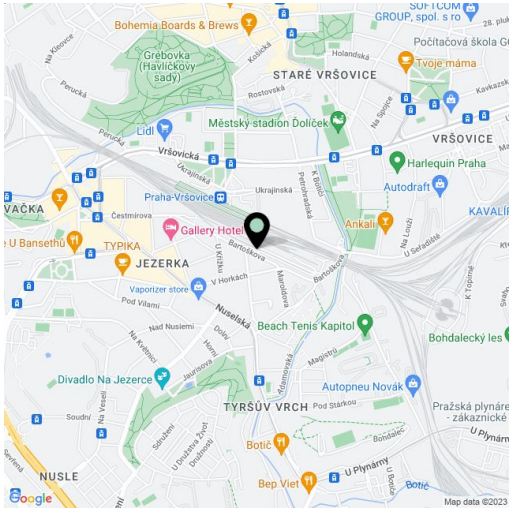
The area of the unit on the 2nd floor consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a shower and toilet), and a foyer.

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 71.38 m², cellar 2.5 m².

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.



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V.16 2+kk

3.NP

16.01	Chodba	20.90 m²
16.02	Obývací pokoj + kk	29.28 m²
16.03	Ložnice	16.74 m²
16.04	Koupelna	7.07 m²
Účtní plocha bytu		69.99 m²
Vnitřní konstrukce		1.59 m²
Podlahové plocha		71.58 m²
Sklep		2.50 m²

Plocha celkem

73,88 m²

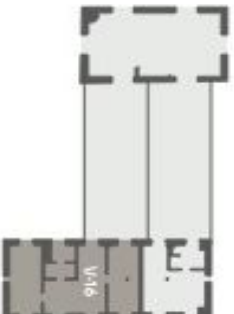
UPOMÍNKA

Podlahová plocha současně s bytem ve výměru 2 a 8. nadzemní úrovně 1. 344/2013 Sb., byl je určen jako veřejně dostupný prostor (1) podlahová plocha zahrnuje součet všech ploch vnitřních a vnějších konstrukcí. Součástí podlahové plochy nejsou plochy balkonů, teras, garáží, výtahů, schodišť, plochy pro pohyblivé nábytek (pouze součástí vnitřní plochy bytu je součást stěny vnitřní stěny, součástí účtní plochy nejsou balkon, terasy, garáže, výtahy apod.) Vyznačení zahrnuje i plochy bytu a sklepů.

Pořadí bytu v rámci domu



Umístění bytu na počte



1. PATRO
BYTU
SE VSTUPEM



2. PATRO
BYTU

