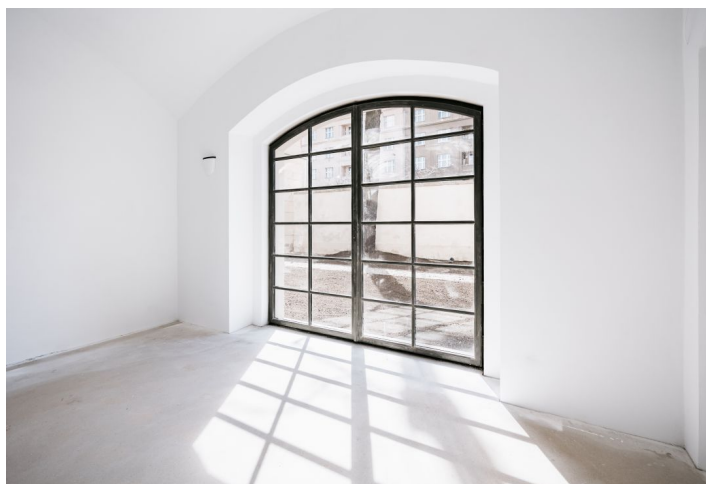
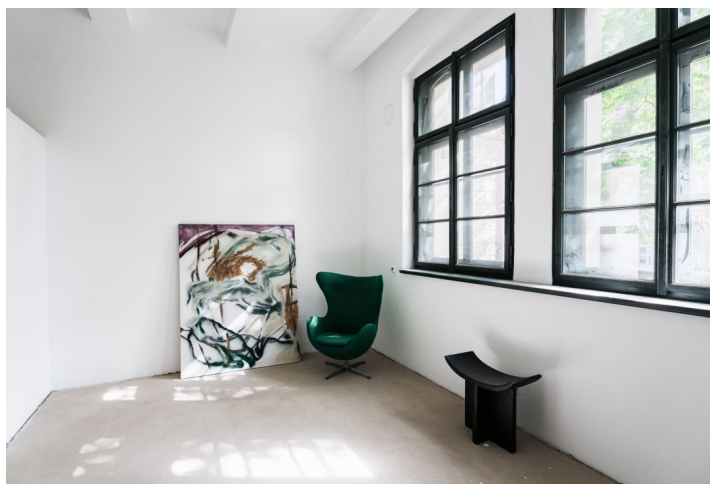
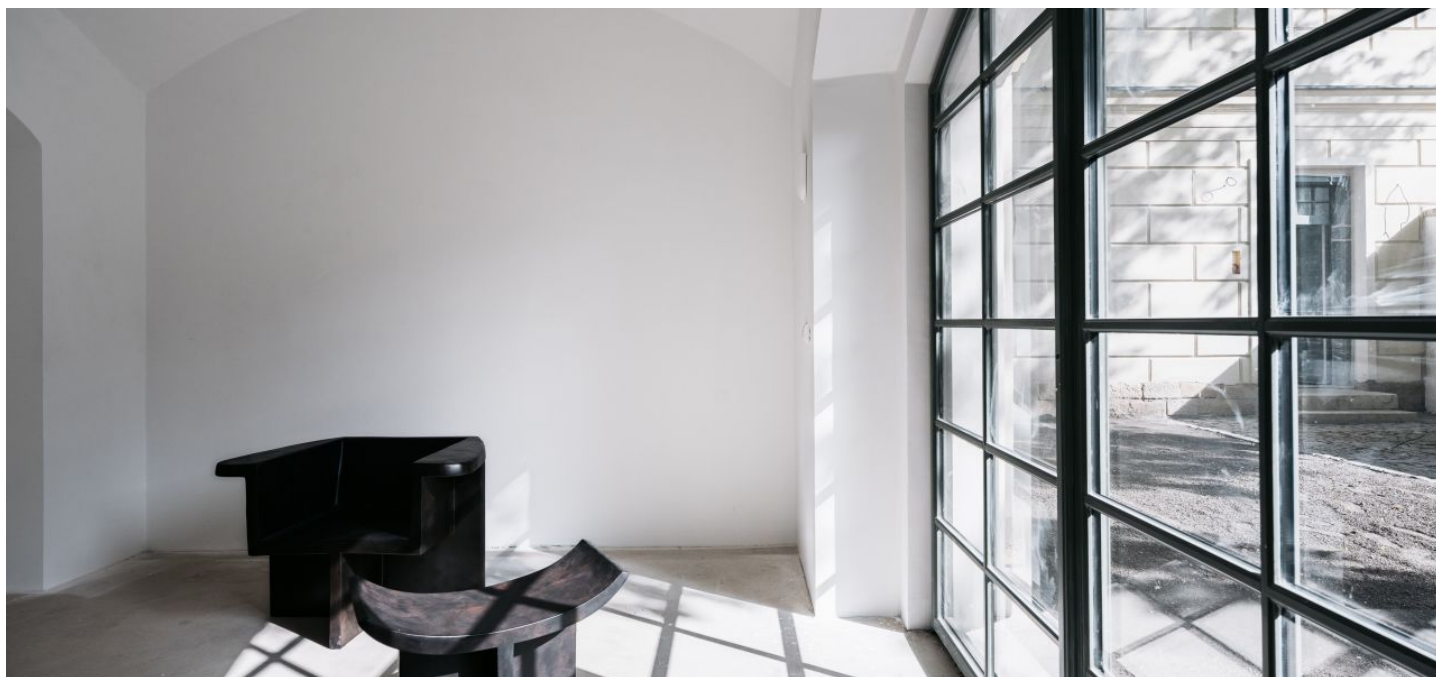




## Apartment Two-bedroom (3+kk)

84.03 m², Prague 10, Vršovice, Bartoškova

€ 519 350 | CZK 12 950 000





## Apartment Two-bedroom (3+kk)

€ 519 350 | CZK 12 950 000

84.03 m<sup>2</sup>, Prague 10, Vršovice, Bartoškova

Total area	84 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
Reference number	103118

This duplex 2-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.

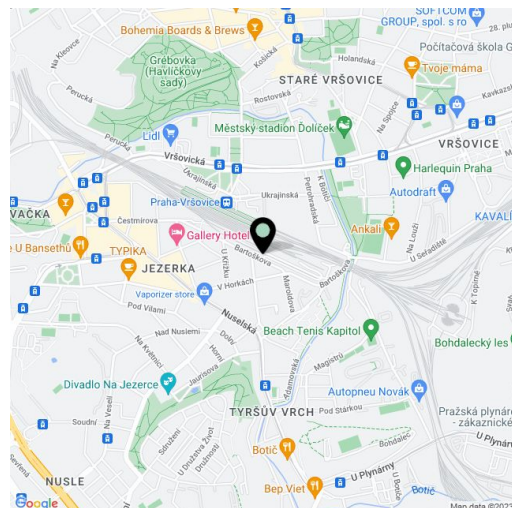
The area of the unit on the 1st and 2nd floors consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a shower and toilet), and an entrance hall with a separate toilet.

The 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-leaf door with period profiling and black hardware. 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 76.88 m<sup>2</sup>, cellar 2.5 m<sup>2</sup>.

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)

€ 519 350 | CZK 12 950 000

84.03 m², Prague 10, Vršovice, Bartoškova

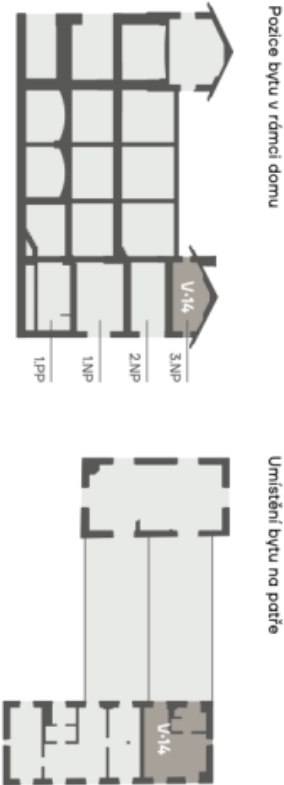
V.14 2+kkk (3+kk)

2.-3.NP  
mezonet

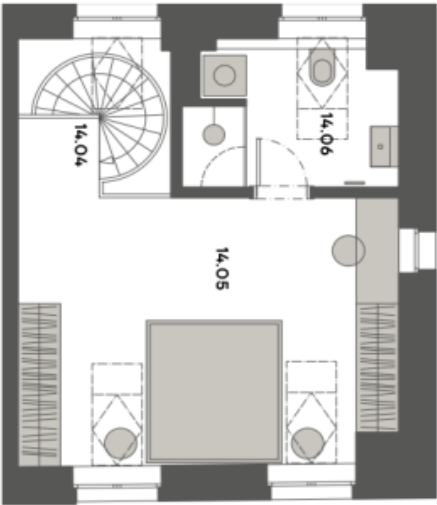
14.01	Chodba	8,91 m²
14.02	Obývací pokoj + kk	26,83 m²
14.03	WC	2,42 m²
14.04	Schodiště	5,64 m²
14.05	Ložnice	21,78 m²
14.06	Koupelna	7,25 m²
Užitná plocha bytu		72,83 m²
Vnitřní konstrukce		4,05 m²
Podlahová plocha		76,88 m²
Sklep		2,50 m²

Plocha celkem

79,38 m²



1. PATRO BYTU



**UPOZORNĚNÍ:**  
Podlahová plocha spočítána dle zobrazení v příloze 2 a 3 nůžkově vložené. 366/2013 Sb. - byt je ohraničen vnitřními povrchy obvodových stěn (tj. podlahová plocha zahrnuje součet všech ploch měřeno od vnitřních kotevnic). Součástí podlahové plochy nejsou mj. balkon, terasa, garáž, sklep apod. Plochy jednotlivých místností jsou pouze orientační. Užitná plocha bytu je součet všech ploch místností, součástí užitné plochy nejsou mj. balkon, terasa, garáž, sklep apod. Vykreslení zařízení v plánech bytu (nabýtek, kuchyňská linka, el. spotřebiče atd.) nejsou součástí standardu.

**€ 519 350 | CZK 12 950 000**

84.03 m², Prague 10, Vršovice, Bartoškova

$$V \cdot 14^{2+k} k^{(3+k)}$$

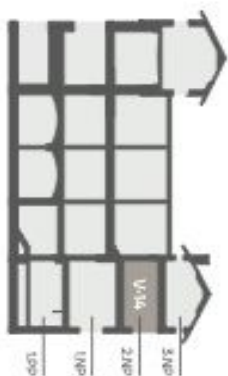
2.-3.NP  
mezonet

14.01	Chodba	8,97 m <sup>2</sup>
14.02	Obývací pokoj + HK	26,83 m <sup>2</sup>
14.03	WC	2,42 m <sup>2</sup>
14.04	Schodiště	5,64 m <sup>2</sup>
14.05	Ložnice	21,78 m <sup>2</sup>
14.06	Koupelna	7,25 m <sup>2</sup>
Užitná plocha bytu		72,83 m <sup>2</sup>
Vnitřní konstrukce		4,05 m <sup>2</sup>
Podlahová plocha		76,88 m <sup>2</sup>
Strop		2,50 m <sup>2</sup>

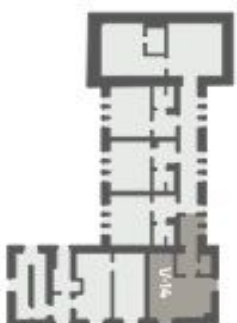
**Plocha celkem**

79,38 m<sup>2</sup>

### Police bytu v rámci domu



Umístění bytu na páté



**UPON COMPLETION**  
Professional journal associated with the discipline at a minimum 2.0 or higher rating. The top 10% of journals within the discipline (as determined by ISI Social Sciences Citation Index) must be selected as sources of information. Students must demonstrate ability to apply, analyze, evaluate, and synthesize information presented in the journal articles. The student must be able to identify the author's purpose, identify the author's assumptions, and identify the author's conclusions. The student must be able to identify the author's conclusions and identify the author's conclusions.