



Apartment Two-bedroom (3+kk)

€ 535 953 | CZK 13 586 400

84.03 m², Prague 10, Vršovice, Bartoškova





Apartment Two-bedroom (3+kk)

€ 535 953 | CZK 13 586 400

84.03 m², Prague 10, Vršovice, Bartoškova

Total area	84 m ²
Parking	-
Cellar	3 m ²
Reference number	103118

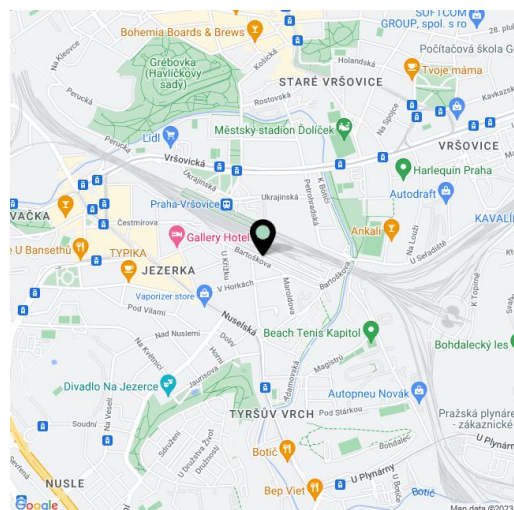
This duplex 2-bedroom apartment is currently being built in the new Vodárna Residence in a unique heritage-protected former waterworks building from 1882. The Neo-Renaissance building is located next to a community garden on the border of Nusle and Vršovice, within easy reach of a full range of services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



Apartment Two-bedroom (3+kk)

€ 535 953 | CZK 13 586 400

84.03 m², Prague 10, Vršovice, Bartoškova

V.14 2+kkk (3+kk)

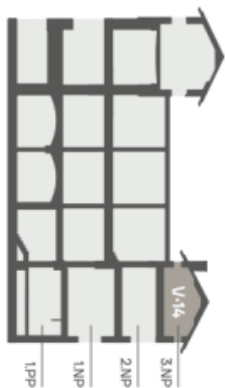
2.-3.NP
mezonet

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

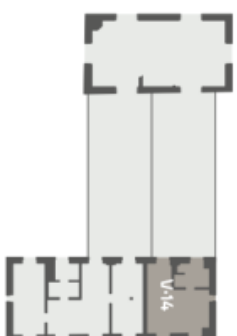
Plocha celkem

79,38 m²

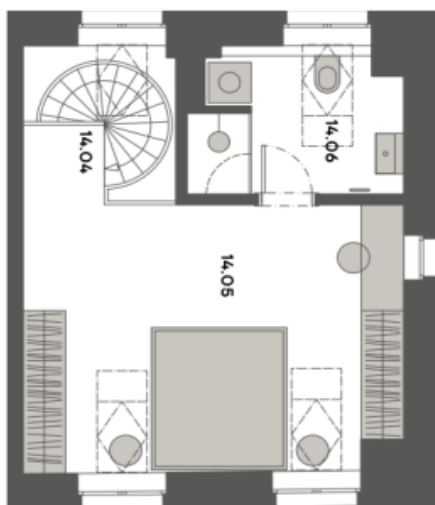
Pozice bytu v rámci domu



Umístění bytu na patře



1. PATRO BYTU



UPOZORNĚNÍ:

Podlahová plocha spočítána dle zobrazení v příloze 2 a 3 nůžkami v úhlu 60°. 366/2013 Sb. - byt je chráněn vnitřním povrchy obvodových stěn (tj. podlahová plocha zahrnuje součet všech ploch místností včetně vnitřních konstrukcí). Součástí podlahové plochy nejsou mj. balkon, terasa, garáž, skřípky apod. Plochy jednotlivých místností jsou pouze orientační. Užitná plocha bytu je součet všech ploch místností současně užitné plochy nejsou mj. balkon, terasa, garáž, skřípky apod. Vykazované zařízení v pláncích bytu (řezbynek, lůžky, nábytek, atd.) nejsou součástí standardu.



Apartment Two-bedroom (3+kk)

€ 535 953 | CZK 13 586 400

84.03 m², Prague 10, Vršovice, Bartoškova

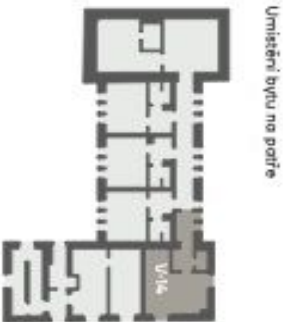
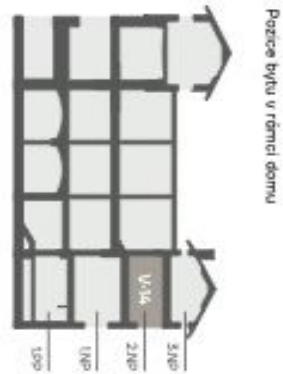
V.14 2+kkk (3+kk)

2.-3.NP mezonet

14.01	Chodba	8,91 m ²
14.02	Obyvatel pokoj + kk	26,85 m ²
14.03	WC	2,42 m ²
14.04	Schůdková	5,04 m ²
14.05	Ložnice	21,78 m ²
14.06	Koupelna	7,25 m ²
Užitná plocha bytu		72,85 m ²
Vnitřní konstrukce		4,05 m ²
Podlahová plocha		76,88 m ²
Sklepe		2,50 m ²

Plocha celkem

79,38 m²



UPOZORNĚNÍ:
 Podlahová plocha součástí této nabídky je zejména 2. a 3. nadpisová úroveň. Byt je určený k užívání pouze v rámci podlahové plochy. Podlahová plocha součástí této nabídky je zejména 2. a 3. nadpisová úroveň. Byt je určený k užívání pouze v rámci podlahové plochy. Podlahová plocha součástí této nabídky je zejména 2. a 3. nadpisová úroveň. Byt je určený k užívání pouze v rámci podlahové plochy.