



## Apartment Studio (1+kk)

32 m<sup>2</sup>, Prague 10, Vršovice, Na Královce

€ 142 546 | CZK 3 600 000





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Total area	32 m <sup>2</sup>
Parking	-
Cellar	-
PENB	F
Reference number	105296

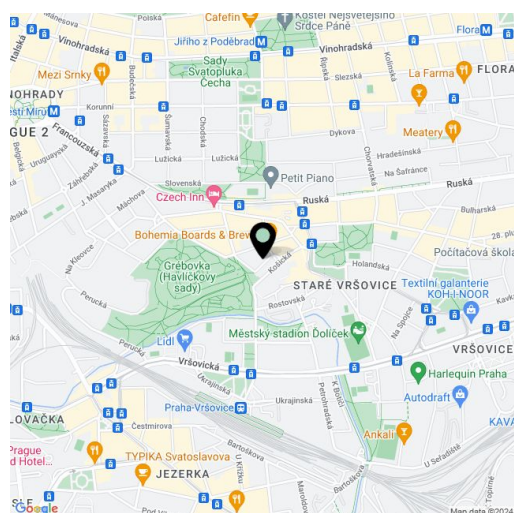
**This cozy romantic studio apartment, ideal for an individual or a young couple, is located on the 5th floor of a historic apartment building situated on a side street on the border of Vinohrady and Vršovice, close to Grébovka Park.**

The layout of the apartment consists of a living room with a kitchen, a bathroom (bathtub, toilet), and a hallway. The area of the apartment is expanded by the **mezzanine floor**. The windows are **southeast-facing** towards the street and provide views of **green Bohdalec Hill**.

The apartment was created as an attic addition in 2000. The floor is **wooden**, as are the **Velux** skylights, and the interior is cozy due to the **exposed beams**. Heating is provided by a gas boiler. The house has nice common areas; **no elevator**.

The neighborhood is full of cafes, bistros, and restaurants, there are also shops within easy reach, and for culture it is possible to go to the **VOSTO5** or **MANA** theaters. The vast **Grébovka Park**, arranged in an **English style**, is perfect for strolls or dog walks, and **Heroldovy Sady Park** is also located nearby. There is a tram stop just a few steps from the building, and you can walk to the Praha-Vršovice railway station in only a few minutes.

Floor area according to the owner's statement 32.43 m<sup>2</sup>, of which the mezzanine floor is 9.6 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.