

## **Apartment Studio (1+kk)**

32 m², Prague 10, Vršovice, Na Královce











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Total area

**Parking** 

Cellar

Reference number

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32 m², Prague 10, Vršovice, Na Královce

105296

32 m²

PENB F



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

## Sold

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>.