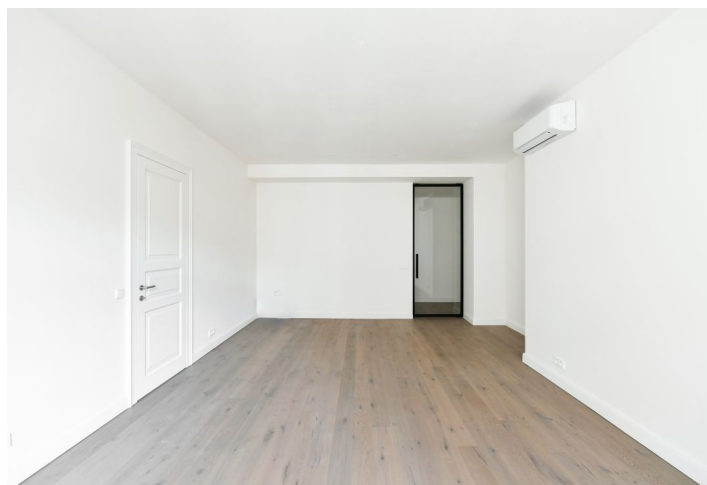




## Apartment Three-bedroom (4+kk)

€ 776 209 | CZK 19 428 500

97.3 m<sup>2</sup>, Prague 10, Vršovice





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Total area	97 m <sup>2</sup>
Parking	-
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	105639

\* 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.

**This classic city apartment with a cellar, completely adapted to the standards of modern comfortable living, is part of a residence that is being created out of an elegant apartment building located by the oldest part of Vršovice near Dannerův Park and Svatopluk Čech Square.**

The layout consists of a living room with a preparation for a kitchen, **three bedrooms with space for a built-in wardrobe**, a bathroom (with a **walk-in shower**, sink, and toilet), another bathroom with a bath tub, a walk-in shower and a toilet, a pantry and a foyer.

The standard of facilities includes **wooden floors**, casement windows, glazed or wooden coffered doors, **Laufen** sanitary ware, Tres faucets, a bidet shower, and bathroom tiles combined with colored mosaic tiles. If interested, the developer will install the kitchen unit and built-in cabinets, which can exceed the listed price. The apartment comes with a **cellar storage unit**. The 19th-century building with its distinctively ornate façade, bay windows, and decorative balcony railings will be **completely refurbished** according to the original plans.

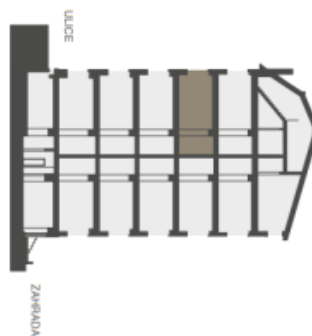
This beautiful corner building is close to many cafes, restaurants, and small local shops. Within easy reach are medical services, banks, a post office, and a large shopping center. Trams, buses, and trains provide quick connections to the city center and other parts of the city. For active relaxation, there are numerous **sports facilities** (including indoor and outdoor swimming pools), **parks**, or the **bike trail** along the Botič Stream.

Floor area 97.3 m<sup>2</sup>, cellar 3.5 m<sup>2</sup>.



## Apartment Three-bedroom (4+kk)

€ 776 209 | CZK 19 428 500

97.3 m<sup>2</sup>, Prague 10, VršovicePůdorys podlaží  
Umístění bytu na patřeRez domem  
Pozice bytu v rámci domu

BYTOVÁ JEDNOTKA

**21 4+KK**4.NP 100,8 M<sup>2</sup>

21.01	CHODBA	10,8 m <sup>2</sup>
21.02	KOUPELNA	6,7 m <sup>2</sup>
21.03	KOUPELNA	4,2 m <sup>2</sup>
21.04	KOMORA	2,3 m <sup>2</sup>
21.05	OBYVACÍ POKOJ SKLICH KOUT.	29,2 m <sup>2</sup>
21.06	LOŽNICE	15,7 m <sup>2</sup>
21.07	LOŽNICE	9,7 m <sup>2</sup>
21.08	LOŽNICE	13,1 m <sup>2</sup>
	SVISLE KONSTRUKCE	5,6 m <sup>2</sup>
	<b>PODLAHOVÁ PLOCHA</b>	<b>97,3 m<sup>2</sup></b>
0.21	SKLEP	3,5 m <sup>2</sup>
	<b>PLOCHA CELKEM</b>	<b>100,8 m<sup>2</sup></b>

Podlažková plocha bytu dle nařízení vlády č. 365/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, příčkami a jádry (zde označené jako svislé konstrukce). Jedná se o plochu, která je vymezena obvodovými zdmi bytu. Plochy jednotlivých místností jsou pouze orientační. Vybavení a zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhraduje právo na drobné úpravy.

