



## Apartment One-bedroom (2+kk)

€ 354 088 | CZK 8 900 000

55 m<sup>2</sup>, Prague 10, Vršovice





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|                  |                   |
|------------------|-------------------|
| Total area       | 55 m <sup>2</sup> |
| Parking          | -                 |
| Cellar           | Yes               |
| PENB             | G                 |
| Reference number | 105958            |

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

**This west-facing apartment is situated on the 1st floor of an apartment building located on a side street, just a few steps from a tram stop and Grébovka Park.**

There is a bedroom, a living room with a kitchen, a bathroom (shower, sink, washing machine connection, heated towel rail), a guest toilet, and a foyer.

The interior was renovated in 2016. Features include refurbished triple-glazed casement windows and **solid oak floors**. The original doors with **glass panels** have been preserved. The kitchen is fully equipped (gas stove). Heating is by a Viessmann gas boiler. The unit comes with a **cellar**.

The apartment is located in a neighborhood with excellent civic amenities and fast connections to the city center: 5 minutes by train to the Main Railway Station and the tram ride to Wenceslas Square takes 15 minutes. Within walking distance, there are several cafes and restaurants, a supermarket and small shops, pharmacies, a health center, a tennis hall, an ice rink, or a dog playground. The large Havlíčkovy Gardens (Grébovka Park) is only a 2-minute walk from the building, and a comfortable **bike trail along the Botič Stream** is nearby.

Floor area 54.6 m<sup>2</sup>.

The apartment is rented at market rent until the end of 2025.

