



## Apartment Four-bedroom (5+kk)

Sold

158 m<sup>2</sup>, Praha 10, Vršovice





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Total area	302 m <sup>2</sup>
Floor area*	158 m <sup>2</sup>
Terrace	144 m <sup>2</sup>
Parking	Garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	19346

\* 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.

**Penthouse with terrace and garden on the last two floors of an emerging residential development, part of a closed unconventional building situated in an attractive location on the border of Vinohrady and Vršovice. Within easy reach of the center; all amenities nearby.**

The first level of the apartment will offer an entrance hall, 3 bedrooms (one of them with a walk-in closet), bathroom with bathtub and toilet and a second walk-in closet under the staircase. The second level will feature the master bedroom with en-suite bathroom, separate toilet and generously designed open-plan living room with kitchen and dining room. **The dominant feature of the apartment will be the spacious terrace (52 m<sup>2</sup>) and garden (92 m<sup>2</sup>).**

Facilities to include wood parquet flooring and ceramic tiles, wooden windows with double glazing, French windows, fire and security entrance doors. Parking will be possible in the **underground garage for 300,000 CZK including VAT.**

Vršovice is a popular, emerging neighborhood, currently undergoing a wider neighborhood improvement, with the aim of creating a greener and more pleasant living environment. The location already has full public amenities - kindergartens, elementary and grammar schools, cafes, restaurants, Eden shopping center, a sports hall, swimming stadium. Bus stop around the corner, 3 minute walk to Koh-i-noor tram stop.

The purchase price includes VAT therefore it is not subject to the property transfer tax.

Interior 158.12 m<sup>2</sup>, 51.76 m<sup>2</sup> terrace, 92.03 m<sup>2</sup> garden.

**The project offers 1 to 5-bedroom units. Completion is scheduled for mid 2017. For more information and a list of units available, please contact our office.**



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