



## Apartment Studio (1+1)

30 m<sup>2</sup>, Prague 10, Vršovice, 28. pluku

**Sold**





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Total area	56 m <sup>2</sup>
Floor area*	30 m <sup>2</sup>
Terrace	26 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 696 CZK monthly
PENB	D
Reference number	22640

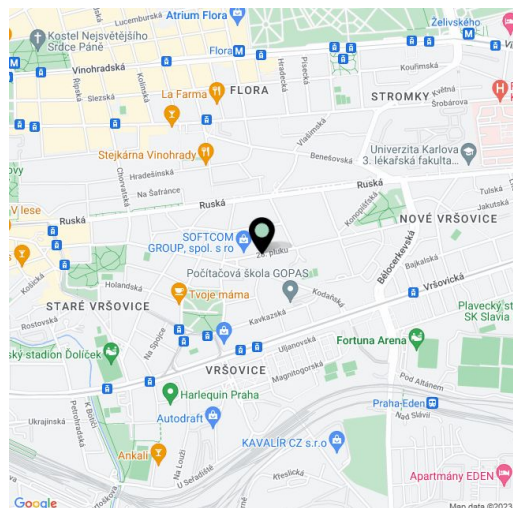
**Sunny temporary-residence flat with roof terrace and lovely views of adjacent park. Located on the 6th floor of a 1930's building and situated on a quiet street with lots of greenery, on the edge of Vršovice and Vinohrady residential districts.**

The flat offers a west-facing bedroom, north-facing kitchen, bathroom with shower, sink and toilet, and an entry hall. Both bedroom and kitchen have access to the spacious terrace.

Facilities include wooden floating floors, ceramic tiles, plastic windows, fully fitted kitchen with fridge, washing machine and ceramic hob. Central heating, electric boiler for water heating. The purchase price includes a **cellar**. The building has facade insulation, **new roof and pipes**. A new **lift** will be installed soon.

The house is very conveniently located within easy reach of amenities and is just a one-minute walk from a bus stop. Nearby we find a kindergarten and elementary school, Eden shopping center, cafes, restaurants, and Heroldovy sady park.

The apartment is subject to special legal conditions.  
Interior 29.8 m<sup>2</sup>, rooftop terrace 26.3 m<sup>2</sup>, cellar 4 m<sup>2</sup>.



\* 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.



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