



## Apartment Two-bedroom (3+1)

Sold

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





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Total area	105 m <sup>2</sup>
Floor area*	103 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	1 outdoor parking space
Cellar	Yes
PENB	E
Reference number	26111

\* 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.

**Renovated flat with a balcony located on the 1st floor of a corner building from 1910, designed by the famous architect Osvald Polívka, which is undergoing a complete reconstruction. It includes a sensitive renovation of the facade and a delicate fitting of a modern glass elevator.** Expected completion and handover date in October 2017.

The interior offers an entrance corridor, a kitchen with a dining area adjoining a living room, bedroom, children's room, bathroom and separate toilet.

The standard of the apartment will include new window frames, entrance door replicas with safety lock, wooden flooring, large format tiles, individual gas boiler. **Obligation to buy a cellar at an additional cost (CZK 15,000 / m<sup>2</sup>).** **Possibility to park** in a reserved parking space on the plot until a neighboring project is built, then the possibility of buying one parking space for CZK 250,000.

Pleasant location within walking distance of Herold and Havlíčkovy sady parks, Eden Shopping Center, as well as all amenities - kindergartens, schools, restaurants and cafes, and other services. A few minutes from the tram and bus stop, 2 stops to the metro station at Náměstí Míru.

Interior 103.4 m<sup>2</sup>, balcony 1.5 m<sup>2</sup>, cellar.



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2. NP	Č.M. / No.	DISPOZICE BYTLU / FLOOR PLAN	PLŮCHA / AREA
	01	CHODBA / CORRIDOR	13,7 m <sup>2</sup>
	02	WC / TOILET	3,0 m <sup>2</sup>
	03	KOUPELNA / BATHROOM	8,5 m <sup>2</sup>
	04	POKOUJ / ROOM	12,9 m <sup>2</sup>
	05	LOŽNICE / BEDROOM	14,7 m <sup>2</sup>
	06	KUCHYŇ / KITCHEN	26,6 m <sup>2</sup>
	07	OBYVACÍ POKOUJ / LIVING ROOM	24,0 m <sup>2</sup>