



Apartment Three-bedroom (4+kk)

Sold

159 m², Praha 10, Vršovice, K Botiči





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Total area	178 m ²
Floor area*	159 m ²
Balcony	19 m ²
Parking	2 parking spaces in the garage
Garage	Yes
Cellar	-
PENB	D
Reference number	28849

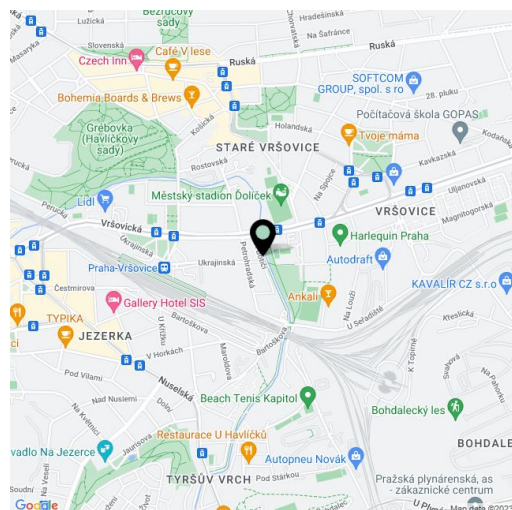
This apartment with **2 balconies** and beautiful views of the surrounding greenery, **2 parking spaces**, plenty of storage space, and no direct neighbors is situated on the **2nd floor** of a residence with a **24-hour reception** and an elevator. The location includes all amenities, a wide range of sports facilities, and excellent public transport links.

The interior consists of a **fifty-meter living room with a dining room and 2 balconies**, and a separate kitchen with large-format windows facing a park. There are also 2 bedrooms, a study, a corridor, a **spacious bathroom with a heated floor** (w/ a bathtub, shower, bidet, toilet, plus a hidden area w/ a washer & dryer), a storage room, and a separate toilet.

There is parquet flooring (tiles in the bathroom), a large kitchen with built-in appliances (Electrolux hob, Siemens oven, and dishwasher), several built-in wardrobes, a security entrance door, and central heating. The apartment has **2 garage parking spaces**. A storage room for prams or bikes is available to the residents. The whole building, including the garage, is guarded by a camera system.

The building is in a quiet location with minimal traffic, alongside the building there is only a bike trail. Within a short walking distance, there are several kindergartens and primary schools, a grammar school, a supermarket, a health center, a tennis hall, and sports stadiums. Near the house, there is a tram stop (lines to the I.Pavlova metro station) and a train station with frequent and fast connections to the center: **the ride to the main station takes 4 minutes**. The **romantic Grébovka Park**, from where you can walk to Vinohrady with its trendy bistros and excellent restaurants, is close-by.

Interior 158 m², balconies 20.32 m² (7.68 m² + 12.64 m²).



* 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.

