



## Apartment Two-bedroom (3+kk)

Sold

88 m<sup>2</sup>, Praha 10, Vršovice, 28. pluku





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Total area	90 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	34643

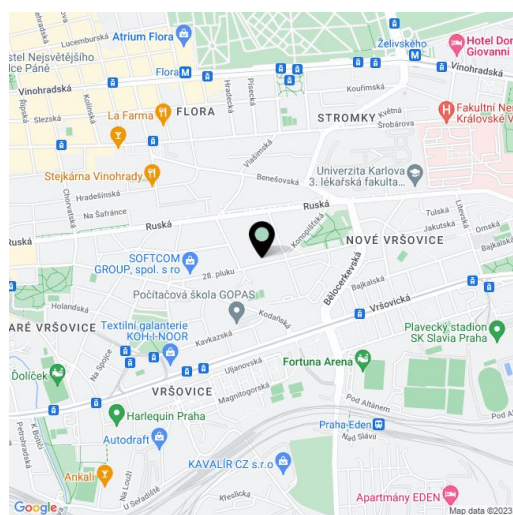
This recently renovated apartment with an impressive interior combining modern elements with traditional features is located on the 1st floor of a completely reconstructed Art Nouveau apartment building that stands on a tree-lined street on the border of Vršovice and Vinohrady.

The layout consists of a living room with a dining area and a **south-facing balcony**, 2 bedrooms with windows towards the courtyard, a bathroom, a large **walk-in closet** with space for a washing machine, a guest toilet, and a spacious entry hall.

The facilities include an **intelligent home system** (heating control with the possibility of independent regulation in individual rooms, light dimming, control over blinds), a handleless kitchen with **Siemens appliances**, **underfloor heating**, **insulated wooden casement windows** with blinds, Italian **Marazzi tiles**, Roca sanitary ware, and a Mottura security entrance door (class 3).

The **Art Nouveau building**, which has recently been **fully renovated**, is located in an **elegant part of Vršovice**. There are many cafés, bistros, and restaurants in the area, as well as shops, kindergartens, and elementary schools, and playgrounds. It is a 5-minute bus ride from the Náměstí Míru metro and tram station with a bus stop which is few meters away from the building. The large Eden shopping center and many sports opportunities (football, track & field, an ice rink, a sports hall, or an indoor and outdoor swimming pool) are also within easy reach.

Floor area 87.4 m<sup>2</sup>, balcony 2.2 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.