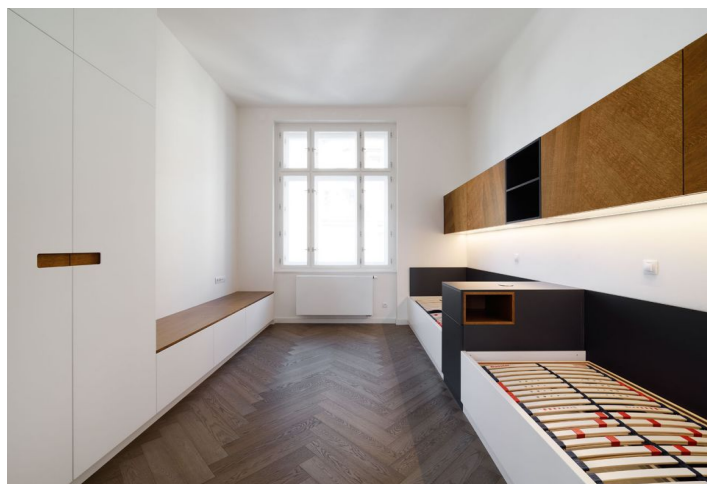




## Apartment Two-bedroom (3+kk)

Sold

105 m<sup>2</sup>, Praha 10, Vršovice





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Total area	107 m <sup>2</sup>
Floor area*	105 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	-
PENB	E
Reference number	34796

\* 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.

This newly reconstructed apartment with a balcony and a bay window is located on the 3rd floor of a corner apartment building from 1910 designed by the famous architect Osvald Polívka. The unique building has been recently completely and sensitively renovated.

The layout consists of a living room with a bay window, a dining room and kitchen, 2 bedrooms, a bathroom, a guest toilet, and an entrance hall with access to the balcony.

Facilities include **replicas of the original casement windows** towards the street and **slimline wooden Euro windows** towards the courtyard, a replica of the entrance doors with a security lock (class III), **hardwood parquet floors**, large-format tiles, and **ample built-in wardrobes and ingenious details**. Heating is by the apartment's own gas condensing boiler. Part of the purchase price is a **cellar**; there is a possibility to buy a **parking space** for CZK 250,000 in the underground garage of the neighboring project, whose construction is being prepared; currently, it is possible to park on the plot. The building has dignified common areas with **preserved original architectural features**, a new roof, an entrance door done in a period style, and a **modern glass elevator** in the courtyard.

The beautiful building is a significant landmark that stands **on the border of Vinohrady and Vršovice**. The nice location with many elegant villas is within walking distance of the **Heroldovy and Havlíčkovy Sady Gardens**, with complete civic amenities in the vicinity—schools of all levels, shops, doctor's offices, and other services. The famous **Krymská Street** with a wide range of restaurants, cafés, and clubs is in the neighborhood. There is a tram stop nearby, the ride to the Náměstí Míru metro station (line A) takes only 5 minutes.

Floor area 105.4 m<sup>2</sup>, balcony 1.5 m<sup>2</sup>.



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Sold

