



## Apartment Three-bedroom (4+kk)

Sold

101.4 m<sup>2</sup>, Prague 10, Vršovice, Ruská





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Total area	109 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	garage parking space for sale in the Korunni Dvůr
Garage	Yes
Cellar	Yes
Service price	4 720 CZK monthly
PENB	G
Reference number	35989

This new, modern apartment with 2 balconies, nice views, and the possibility of buying a garage is located on the 3rd floor of a sensitively renovated Functionalist building with 16 units in an attractive location on the border of Vršovice and Vinohrady.

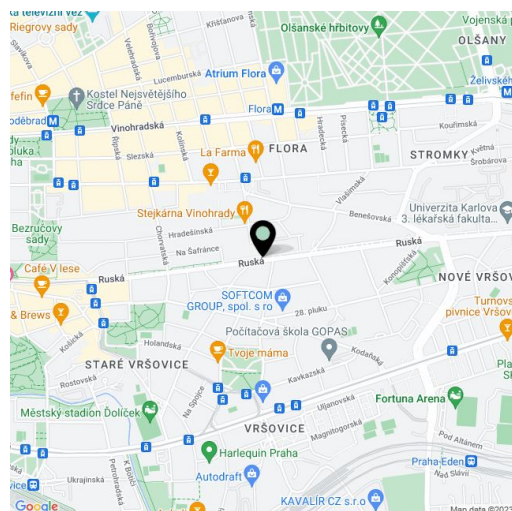
Thanks to its **southern orientation**, the spacious living room is flooded with natural sunlight and the windows and the balcony offer a **view of the treetops** in a quiet courtyard. The living room is connected to the kitchen and dining room. In the south-facing part of the apartment, there is also a master bedroom with built-in wardrobes, which functionally and aesthetically connect the bedroom with the entrance hall. From here, there is door to a parent's bathroom (with a shower). In the north-facing section, there are 2 bedrooms (one with a **balcony**) and a bathroom (with a bathtub and toilet). The windows of both rooms face a residential area from the 1930s with landscaped gardens.

The **above-standard facilities** include **three-layer glued wooden floors** (brushed oak), new **wooden windows**, ceramic tiles, a modern kitchen in a discreet, light gray color scheme with **AEG** appliances, plenty of storage space, furniture designed by an architect, and Grohe and Laufen sanitary ware. Heating is provided by a central gas boiler room in the basement. The building underwent a complete and thorough reconstruction, including the installation of a new elevator in 2015. The purchase price includes a cellar storage unit in the basement of the building. It is possible to buy a garage (with a cellar) in the nearby Korunní Dvůr residence for CZK 650,000.

The location with complete civic amenities, nicely landscaped apartment buildings, and plenty of greenery is easily accessible by public transport. A bus stop is right in front of the building, and from another only a short distance away there are bus connections to the Flora metro station (4-minute drive). Tram stops are also within walking distance. Several kindergartens and elementary schools, playgrounds, popular restaurants and cafes are in the neighborhood, as is the park on Svatopluk Čech Square and the Heroldovy Sady Garden. It is not far to Grébovka Park, the Eden shopping center, and many Vršovice sports grounds (football, track and field, swimming, or a winter stadium).

Useable area 101.4 m<sup>2</sup>, balcony 2.67 m<sup>2</sup>, balcony 4.72 m<sup>2</sup>, cellar 1.8 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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