



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	111 m <sup>2</sup>
Floor area*	102 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	2 750 CZK monthly
PENB	G
Reference number	36104

This duplex apartment with a terrace with a beautiful view of the surrounding area is part of a historic building in an attractive location on the border of Vršovice and Vinohrady near the Heroldovy sady Garden and Čapek Brothers Orchards.

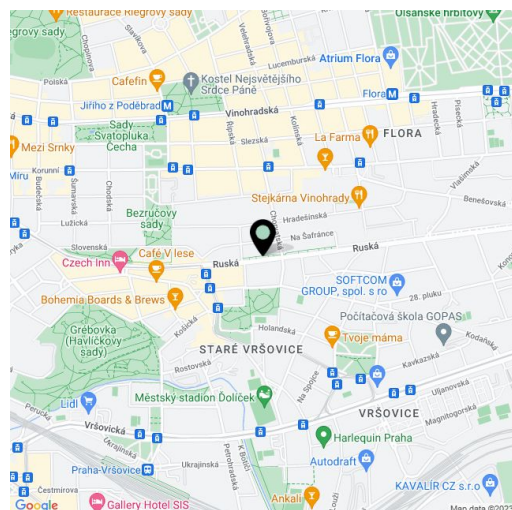
The entrance level on the 5th floor consists of 2 bedrooms, a dressing room, a bathroom with a shower, a separate toilet, and a hallway. The top floor is reserved for a living area with a kitchen, a dining room, and a relaxation area with an adjoining **south-facing terrace**. There is also a guest toilet.

The apartment has been reconstructed and is fully furnished with furniture from the **BoConcept** design store and features HAGOS lights. The facilities also include **wooden windows** with double-glazed panes, motorized **exterior blinds** at the entrance to the terrace, **wooden floors**, interior doors with concealed hinges, a **preparation for air-conditioning**, **natural stone** tiles in the shower and living room, built-in speakers, textile wallpaper, a **Hanák** kitchen with Siemens appliances and a hood with a vent connected to the chimney, **Grohe** sanitary ware, a **Sherlock** security system, and underfloor heating in the bathroom. Heating is by a Vaillant gas boiler. The unit comes with a cellar. The historic apartment building is well maintained and there is an **elevator** (to the mezzanine) and a pram-room.

The location, rich in architectural monuments and landscaped greenery, offers complete civic amenities and excellent public transport accessibility. There is a tram stop a 5-minute walk away, with direct and fast links to the city center and to the nearby Náměstí Míru metro station. Within a short walking distance are kindergartens and elementary schools, the famous **Krymská Street** with a large selection of restaurants, cafes, and bistros, and it's also not far to the **romantic Grébovka Park** or several sports venues.

Interior 102.2 m<sup>2</sup>, terrace 9 m<sup>2</sup>, cellar about 6 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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