## Apartment Two-bedroom (3+kk)

Sold

102 m², Prague 10, Vršovice, Ruská













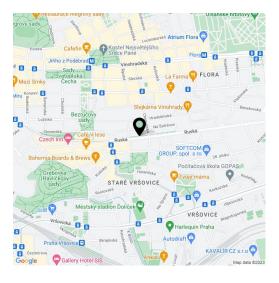


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Total area	111 m²
Floor area*	102 m²
Terrace	9 m²
Parking	-
Cellar	Yes
Service price	2 750 CZK monthly
PENB	G
Reference number	36104



\* 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 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.

Brno



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