



## Apartment One-bedroom (2+kk)

**Sold**

49 m², Prague 10, Vršovice, Ruská





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Total area	54 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 940 CZK monthly
PENB	C
Reference number	39809

This elegant renovated apartment facing a quiet green courtyard is located on the 1st floor of a fully renovated Functionalist building with an elevator in a quiet residential area on the border of Vinohrady and Vršovice.

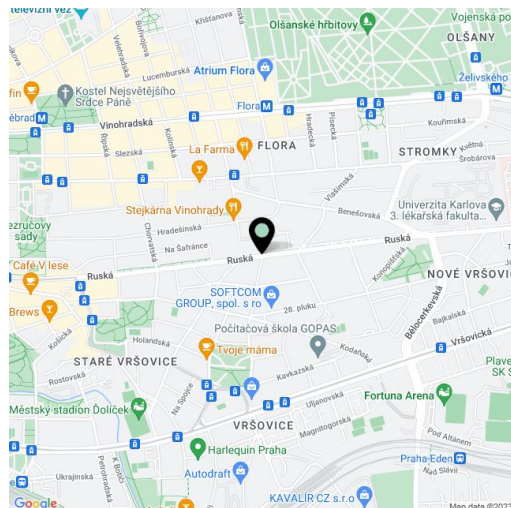
The layout consists of a living room with a kitchen, a dining room, and a **cosy balcony**, 1 bedroom, a bathroom (shower, toilet, bidet shower), and a hallway.

Floors are **wooden** as well as the windows. The interior boasts plenty of **built-in storage spaces** and a security front door; central heating. The kitchen is fully equipped and has an **induction** hob. The purchase price includes a **cellar storage unit**. The building was completely reconstructed in 2015.

The location with complete public amenities, cultural and sports opportunities, bistros and cafes, is in the vicinity of a major residential area in Vinohrady. A bus stop is right next to the building and a tram stop is a 6-minute walk away; the Náměstí Míru and Flora metro stations are a few minutes' drive away. The neighborhood is made even more pleasant by several landscaped green areas: the **Heroldovy sady**, **Bratři Čapků Park**, or Svatopluk Čech Square parks. **Grébovka Park** is close-by.

Floor area 49 m<sup>2</sup>, balcony 5 m<sup>2</sup>, cellar 1.4 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.