



Apartment Two-bedroom (3+kk)

Sold

73 m², Praha 10, Vršovice, Bulharská





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| | |
|------------------|-------------------|
| Total area | 73 m ² |
| Parking | - |
| Cellar | Yes |
| Service price | 3 850 CZK monthly |
| PENB | G |
| Reference number | 41123 |

This bright attic apartment with high ceilings is located on the 6th floor of a classic brick apartment building in a traditional residential area on the border of Vinohrady, Vršovice, and Žižkov. An easily accessible place with complete infrastructure, in the vicinity of a major residential neighborhood from the 1930s.

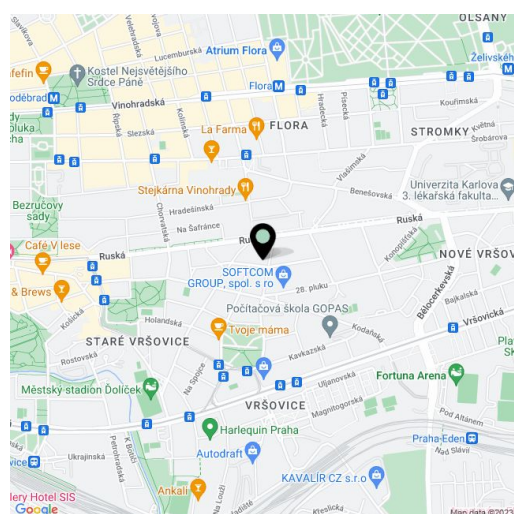
The layout consists of a living room with a kitchen, 2 bedrooms, a bathroom, a foyer, and a hallway.

The apartment was renovated about 10 years ago and is completely insulated. Facilities include built-in wardrobes, a custom-made kitchen (with a **Technistone artificial stone worktop**, gas hob, electric oven, dishwasher, hood with a skylight), **parquet floors**, wooden double-glazed Euro windows with interior blinds, and an entrance door with a five-point security lock and videophone. Heating is by its own Vaillant gas boiler. The apartment comes with a storage closet on the same floor and a **large cellar** accessible by elevator. The building's common areas are nicely maintained. The elevator goes to the 4th floor. Residents of the building have access to 3 attic spaces and a courtyard.

The building stands on the corner of one-way streets lined with **greenery**. Within easy walking distance is a kindergarten and elementary school, a grocery store, several cafes, restaurants, wine shops, and pubs. The Eden or Atrium Flora shopping centers are a short drive away. The beautiful **Riegrovy Sady and Grébovka Parks** are close-by. Transport connections are provided by buses—the ride to the Náměstí Míru metro station takes only 5 minutes and to the city center to the Florenc metro transfer station less than 15 minutes.

Interior 73 m², cellar 6.3 m².

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.

