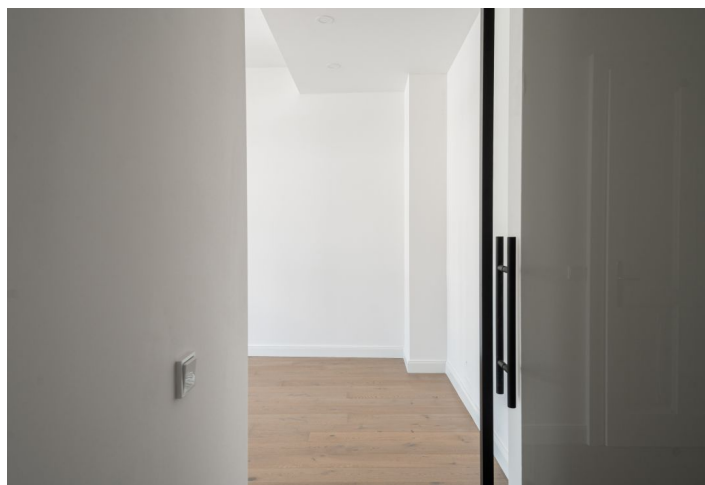




Apartment One-bedroom (2+kk)

€ 352 437 | CZK 8 913 122

42.5 m², Praha 10, Vršovice





Apartment One-bedroom (2+kk)

€ 352 437 | CZK 8 913 122

42.5 m², Praha 10, Vršovice

Total area	45 m ²
Floor area*	43 m ²
Balcony	2 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	41564

* 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 classic city apartment with a balcony, completely adapted to the standards of modern comfortable living, is part of a residence that is created out of an elegant apartment building located by the oldest part of Vršovice near Dannerův Park and Svatopluk Čech Square.

The layout of the 4th floor apartment consists of a living room with a preparation for a kitchen and access to a **balcony**, a bedroom with space for a built-in wardrobe, a bathroom (with a **walk-in shower**, sink, and toilet), and a foyer.

The standard of facilities include **wooden floors**, glazed or wooden coffered doors, **Laufen** sanitary ware, Tres faucets, a bidet shower, and bathroom tiles combined with colored mosaic tiles. If interested, the developer will install the kitchen unit and built-in cabinets, which can exceed the listed price. The apartment comes with a **cellar storage unit**. The 19th-century building with its distinctively ornate façade, bay windows, and decorative balcony railings will be **completely refurbished** according to the original plans.

This beautiful corner building is close to many cafes, restaurants, and small local shops. Within easy reach are medical services, banks, a post office, and a large shopping center. Trams, buses, and trains provide quick connections to the city center and other parts of the city. For active relaxation, there are numerous **sports facilities** (including indoor and outdoor swimming pools), **parks**, or the **bike trail** along the Botič Stream.

Floor area 42.5 m², balcony 2 m², cellar 2.4 m².



Apartment One-bedroom (2+kk)

€ 352 437 | CZK 8 913 122

42.5 m², Praha 10, Vršovice