



Apartment Studio (1+kk)

27.2 m², Prague 10, Vršovice

€ 267 681 | CZK 6 771 000





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Total area	27 m ²
Front garden	14 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	41567

* 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 new apartment with a southeast-facing front yard towards the courtyard is located in the basement of a fully reconstructed elegant apartment building. The building is situated near the oldest part of the Vršovice district, close to Dannerův Park and Svatopluk Čech Square.

The studio includes a living area with a preparation for a kitchen, a bathroom (with **walk-in shower**, sink, and toilet), a hallway, and a **front yard**.

The standard of facilities includes wooden floors in the living room, 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 27.2 m², front yard 13.6 m², cellar 1.8 m².



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Půdní podlaží



Rez domem
Pozice bytu v rámci domu

2 1+KK

1.PP42,6 M²

2.01	CHODBA	4,5 m ²
2.02	KOUPELNA	3,0 m ²
2.03	OBÝVAJÍ POKOJ S KUCH. KOUT.	18,0 m ²
	SVISLE KONSTRUKCE	1,7 m ²
PODLAHOVÁ PLOCHA		27,2 m²
2.04	PŘEDZAHRADKA	13,6 m ²
0.2	SKLEP	1,9 m ²
PLOCHA CELKEM		42,6 m²

Podlahová plocha bytu de naitžení vltavy č. 366/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, plotkami a látky (ode označené jako světlá konstrukce). Jedná se o plochu, která je vymezená obvodovými zdi bytu. Plochy jednotlivých místností jsou pouze orientační. Vyznačení zátčen v pramcích bytu (kuchyně, kuch. linka, at. spíečková ad.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhraduje právo na drobné úpravy.



