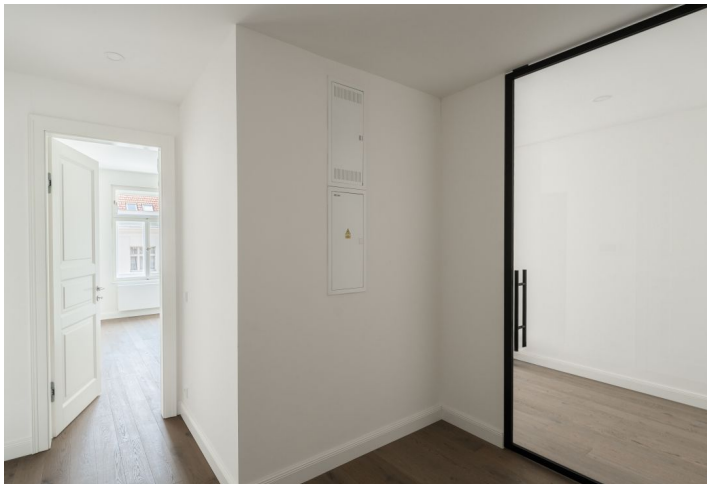




## Apartment Two-bedroom (3+kk)

€ 675 997 | CZK 17 038 500

75.8 m<sup>2</sup>, Prague 10, Vršovice





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Total area	78 m <sup>2</sup>
Floor area*	76 m <sup>2</sup>
Balcony	2 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	41572

\* 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 southwest-facing balcony is located on the 4th floor of a 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 apartment includes a living area with a preparation for a kitchen, a bathroom (with a **walk-in shower**, sink, and toilet), a separate toilet, two bedrooms, a hallway, and a **balcony accessible from the living room**.

The standard of facilities include 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.

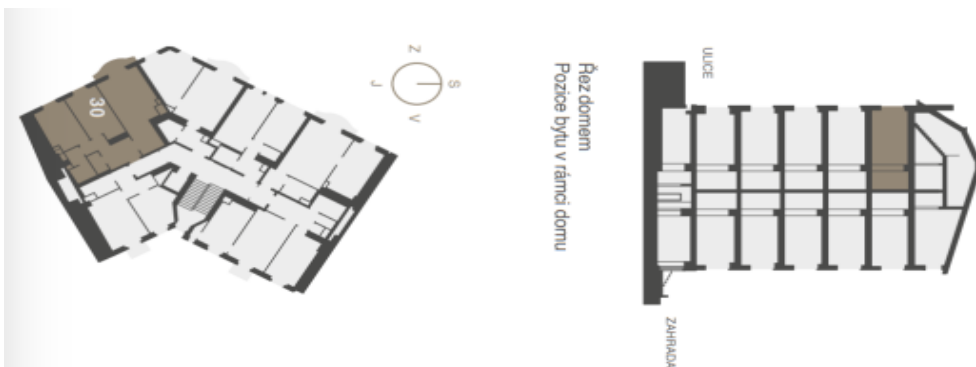
This beautiful corner building is close to many cafes, restaurants, and small local shops. Within easy reach are medical services, banks, a post office, and a large shopping center. Trams, buses, and trains provide quick connections to the city center and other parts of the city. For active relaxation,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

Floor area 75.8 m<sup>2</sup>, balcony 2.1 m<sup>2</sup>, cellar 1.7 m<sup>2</sup>.



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## BYTOVÁ JEDNOTKA

## 30 3+KK

5. NP 79,6 M<sup>2</sup>

30.01	CHODBA	9,9 m <sup>2</sup>
30.02	TOALETA	2,3 m <sup>2</sup>
30.03	KOUPELNA	5,0 m <sup>2</sup>
30.04	LOŽNICE	13,7 m <sup>2</sup>
30.05	LOŽNICE	15,2 m <sup>2</sup>
30.06	OBYVACÍ POKOJ S KUCH. KOUT.	26,1 m <sup>2</sup>
	SVISLÉ KONSTRUKCE	3,6 m <sup>2</sup>
	<b>PODLAHOVÁ PLOCHA</b>	<b>75,8 m<sup>2</sup></b>
30.07	BALKON	21 m <sup>2</sup>
0.30	SKLEP	1,7 m <sup>2</sup>

<b>PLOCHA CELKEM</b>	<b>79,6 m<sup>2</sup></b>
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Podlahová plocha bytu dle nařízení vlády č. 398/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, předřekami a ležky (dle označení jsou stěže konstrukcí). Jedná se o plochu, která je vymezena obvodovým zorným bytu. Plochy pedimentových místností jsou pouze orientační. Vydávající zařízení v plátech bytu (nabývek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.

