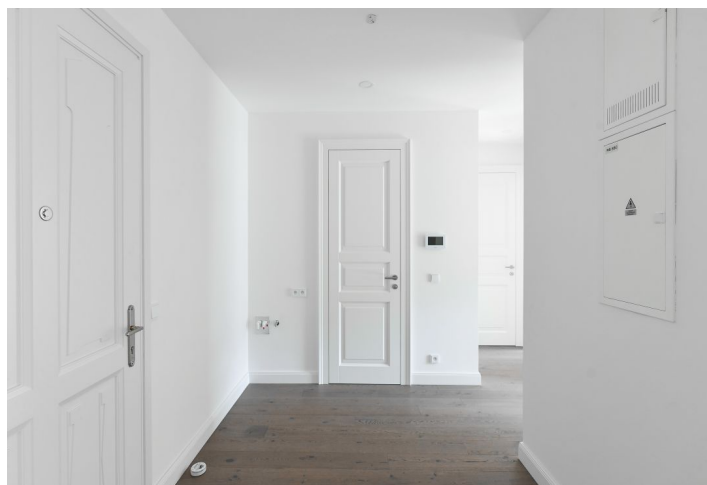
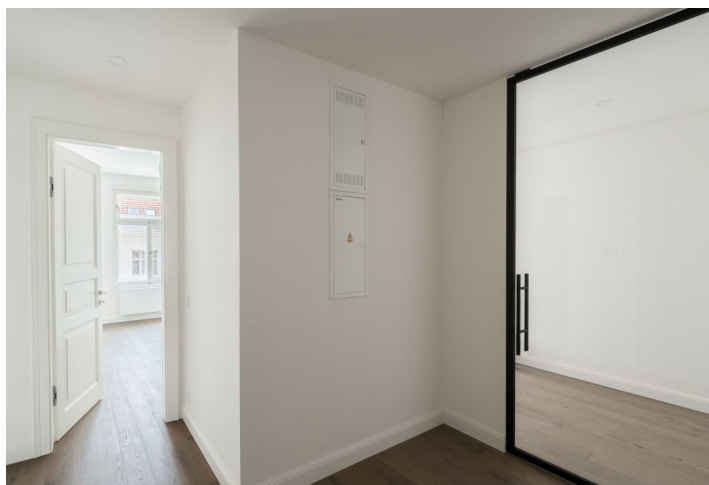




Apartment Two-bedroom (3+kk)

€ 611 518 | CZK 15 505 035

75.8 m², Praha 10, Vršovice





Apartment Two-bedroom (3+kk)

€ 611 518 | CZK 15 505 035

75.8 m², Praha 10, Vršovice

| | |
|------------------|-------------------|
| Total area | 78 m ² |
| Floor area* | 76 m ² |
| Balcony | 2 m ² |
| Parking | - |
| Cellar | 2 m ² |
| 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 an elegant apartment building, which is being transformed into a modern residence. The building is situated near the oldest part of the Vršovice district, close to Dannerův Park and Svatopluk Čech Square.

The apartment will include 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.

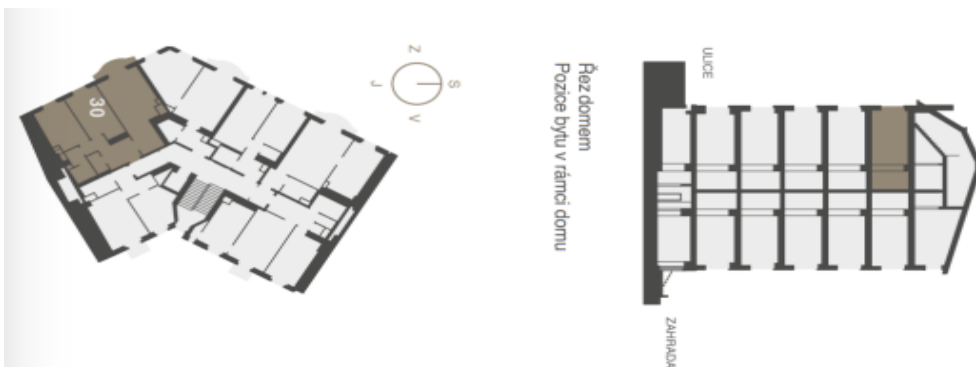
This beautiful corner building is close to many cafes, restaurants, and small local shops. Within easy reach are medical services, banks, a post office, and a large shopping center. Trams, buses, and trains provide quick connections to the city center and other parts of the city. For active relaxation,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

Floor area 75.8 m², balcony 2.1 m², cellar 1.7 m².



Apartment Two-bedroom (3+kk)

€ 611 518 | CZK 15 505 035

75.8 m², Praha 10, Vršovice

BYTOVÁ JEDNOTKA

30 3+KK

5. NP 79,6 M²

| | | |
|-------|-----------------------------|---------------------------|
| 30.01 | CHODBA | 9,9 m ² |
| 30.02 | TOALETA | 2,3 m ² |
| 30.03 | KOUPELNA | 5,0 m ² |
| 30.04 | LOŽNICE | 13,7 m ² |
| 30.05 | LOŽNICE | 15,2 m ² |
| 30.06 | OBYVACÍ POKOJ S KUCH. KOUT. | 26,1 m ² |
| | SVISLÉ KONSTRUKCE | 3,6 m ² |
| | PODLAHOVÁ PLOCHA | 75,8 m² |
| 30.07 | BALKON | 21 m ² |
| 0.30 | SKLEP | 1,7 m ² |

| | |
|----------------------|---------------------------|
| PLOCHA CELKEM | 79,6 m² |
|----------------------|---------------------------|

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 obvodovými zdi bytu. Plochy pedimentových místností jsou pouze orientační. Vydávající zařízení v plátech bytu (radiátor, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.

