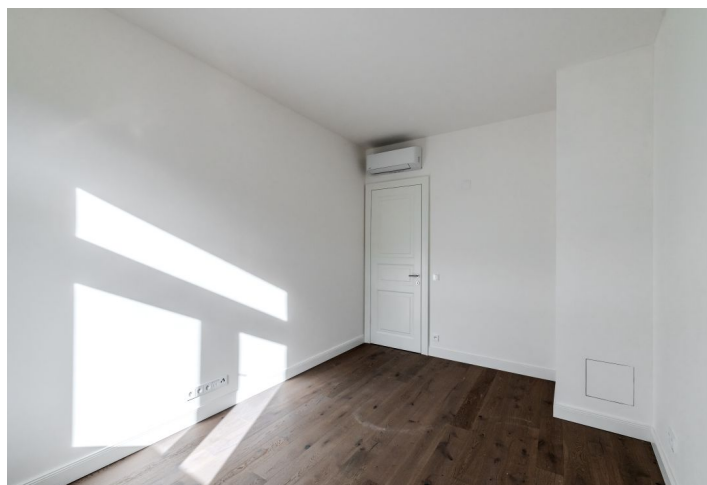
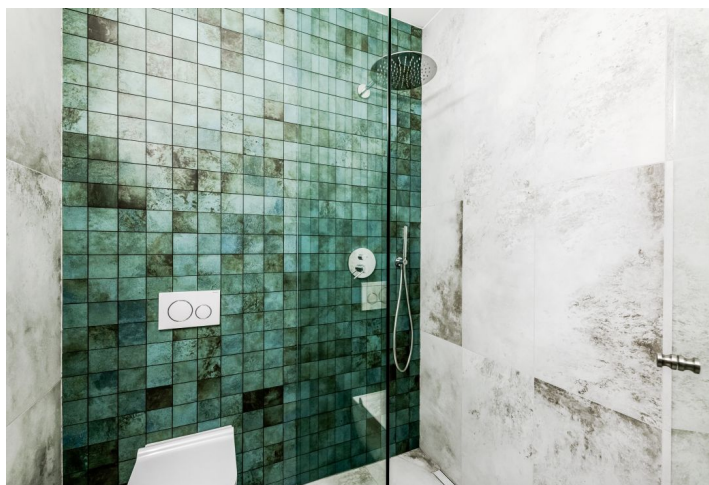
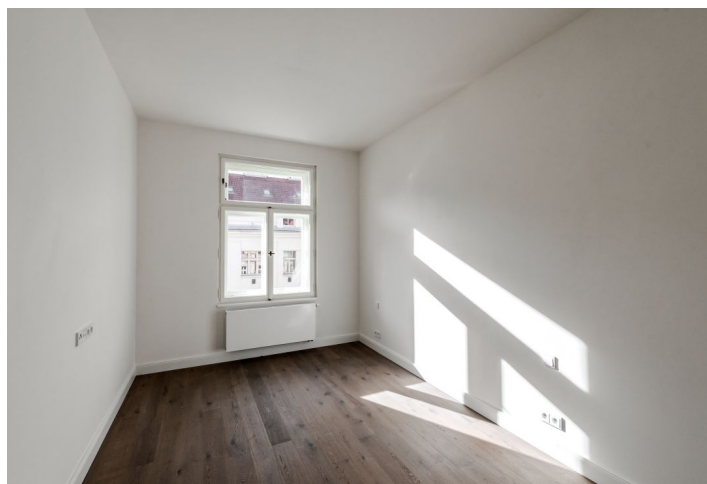
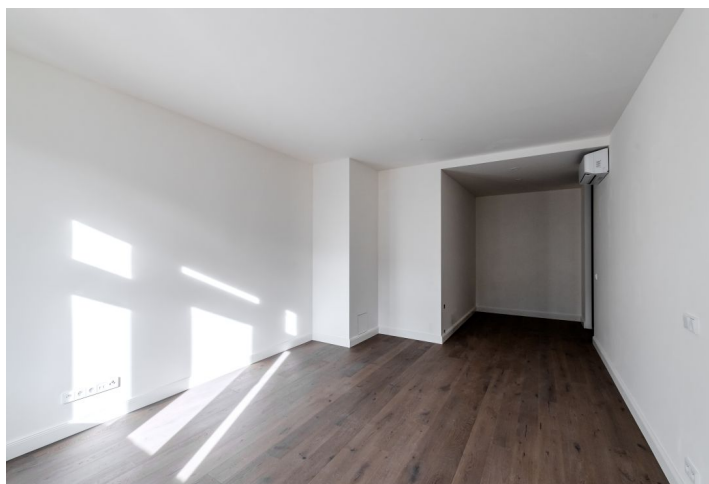
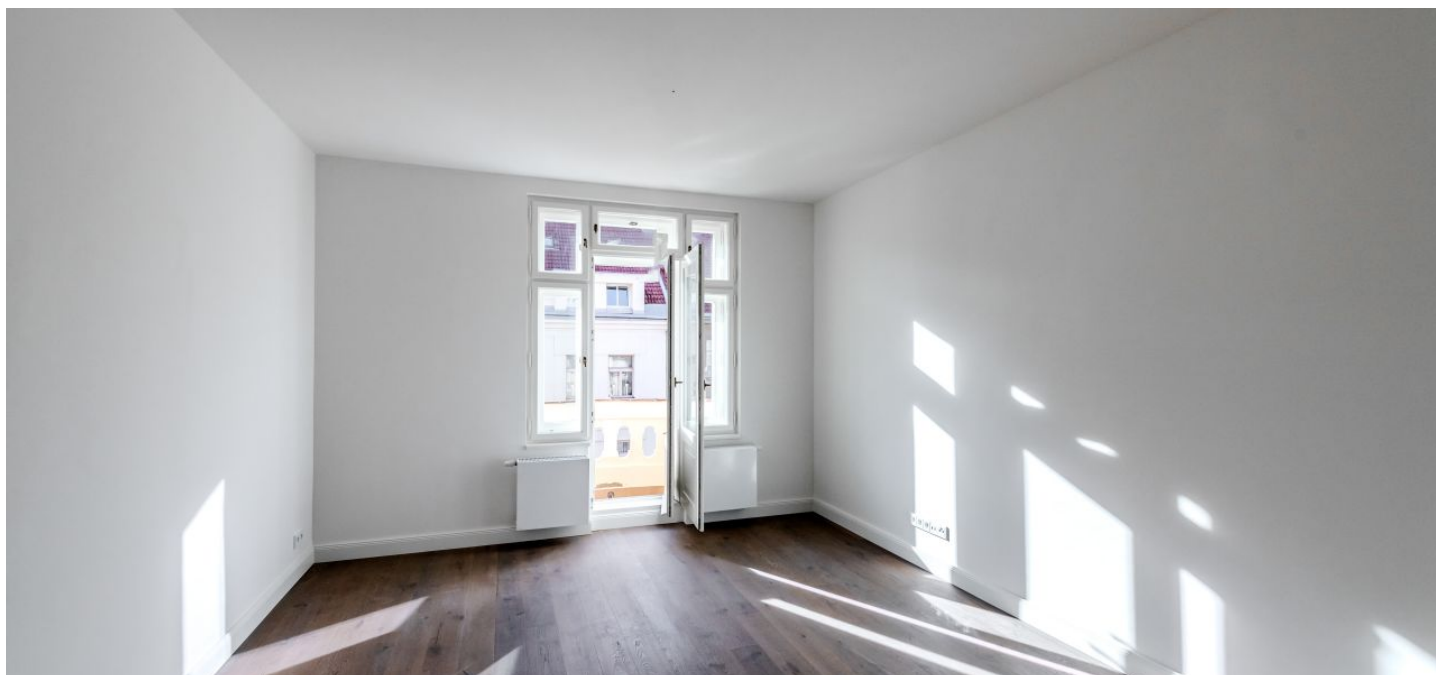




Apartment Two-bedroom (3+kk)

75.8 m², Prague 10, Vršovice

€ 611 036 | CZK 15 505 035





Apartment Two-bedroom (3+kk)

€ 611 036 | CZK 15 505 035

75.8 m², Prague 10, Vršovice

Total area	78 m²
Floor area*	76 m²
Balcony	2 m²
Parking	-
Cellar	2 m²
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 **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 will 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)

€ 611 036 | CZK 15 505 035

75.8 m², Prague 10, Vršovice

BYTOVÁ JEDNOTKA

30 3+KK

5. NP 79,6 M²

30.01

CHODBA

9,9 m²

30.02

TOALET

2,3 m²

30.03

KOUPELNA

5,0 m²

30.04

LOŽNICE

13,7 m²

30.05

LOŽNICE

15,2 m²

30.06

OBÝVACÍ POKOJ S KUCH. KOUT.

26,1 m²

SVISLÉ KONSTRUKCE

3,6 m²

PODLAHOVÁ PLOCHA

75,8 m²

30.07

BALKON

2,1 m²

0.30

SKLEP

1,7 m²

PLOCHA CELKEM

79,6 m²

Podlažní plocha bytu dle nařízení vlády č. 386/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, přechodovými a jistými (zde označené jako svíslé konstrukce). Jedná se o plochu, která je vymezena obvodovými zdiemi bytu. Plochy podlažních místností jsou pouze orientační. Vybavení zařízení v plátech bytu (nabýtek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.

Řez domem

Pozice bytu v rámci domu

ULICE

ZAHRADA

30

30.07

30.06

30.05

30.04

30.01

30.02

30.03

S

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J

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