svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment One-bedroom (2+kk)

Sold

46.2 m², Prague 10, Vršovice, 28. pluku

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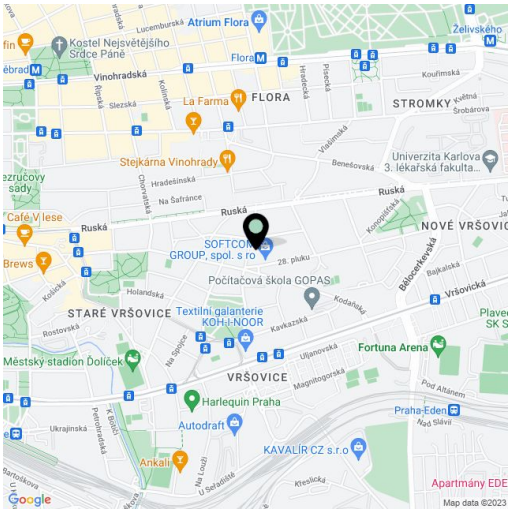
Total area	46 m²
Parking	-
Cellar	-
Service price	3 700 CZK monthly
PENB	G
Reference number	44134



***** 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 very bright and airy duplex apartment with views of green Bohdalec Hill is situated in an Art Nouveau building in one of the most beautiful places in Prague 10 - Vršovice, on a tree-lined street.

On the entrance level (on the 5th floor) is a living room with a kitchen, a bathroom (shower, toilet, sink, washing machine and dryer), and a foyer. In the attic is a bedroom and a gallery with space for a work corner.

The apartment was created as part of the complete reconstruction of the building in 2015. Floating floors in an **oak garrison decor**; the living room is illuminated by **studio windows**. Heating is provided by a Junkers gas boiler. Facilities include **air-conditioning**, an LG washing machine with a dryer, and built-in kitchen appliances. The building is nicely maintained, and a **modern elevator** leads to the mezzanine.

This attractive location at the **junction of Vršovice and Vinohrady** stands out for its wide range of services—**cozy cafes**, restaurants, and plenty of shops in the immediate vicinity, and **landscaped green areas** make the neighborhood even more pleasant. There is a bus stop right next to the building, from where you can get to the city center to the Florenc metro transfer station in 15 minutes.

Floor area 46.2 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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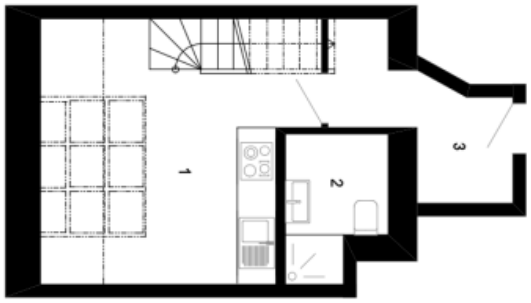
Půdní vestavba

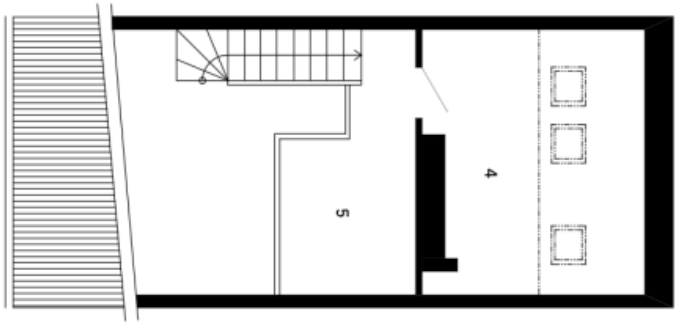
Byt č.64

1	Obývací pokoj + kk	16,5 m²
2	Koupelna	3,4 m²
3	Předsíň	4,6 m²
4	Pokoj	13,3 m²
5	Galerie	6,7 m²
Celková plocha		**46,2 m²**

Spodní úroveň



Horní úroveň



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