



Apartment 3 Bed

Praha 10 - Vršovice, Na Spojce

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
1.031.533 EUR	ID 1037	38	6/8	92 m ²	16 m ²	No



Elegant duplex located on the sixth and seventh floors of an Art Nouveau residence from the second half of the 19th century after a complete careful reconstruction. It offers exceptional living combining the charm of the past of Staré Vršovice with the comfort of modern life in the wider center of Prague.

The layout of the first floor consists of a master bedroom, children's room, study, separate toilet, shared bathroom and staircase hall. Upstairs there is a spacious living room with kitchenette, dining area and access to a large terrace of 16 sqm. The apartment also has a cellar.

Standards include hardwood floors, marble and stone tiles, ceramic bathroom fixtures and elegant steel staircases in attics or wooden or all-glass interior doors. The apartment is characterized by a refined design emphasizing the cosiness and practicality of living. It is sold unfurnished, but for an additional fee it is possible to equip it with a kitchen unit and built-in wardrobes.

The location of the wider center of the capital brings excellent accessibility and civic amenities, in the vicinity there are many tram and bus stops with countless public transport lines and the train station Prague - Vršovice.

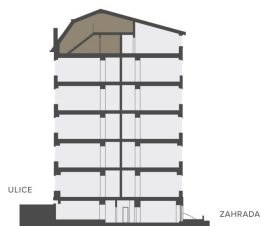
In the vicinity you will find schools and kindergartens, doctor's offices, offices, shops, Eden shopping center, cafes, bars and restaurants. For leisure, there are also a number of cinemas and theaters nearby, Krymská Street, Čechovo náměstí and the romantic Grébovka Park, known for its rich cultural life and various events, and Heroldovy sady with the Vršovice Chateau.

Completion of the project is planned for Q4 2023. For complete information about the project and vacant housing units for rent, do not hesitate to contact us.

Na Spojce 643/2
10100 Praha 10 - Vršovice

Řez domem

Pozice bytu v rámci domu

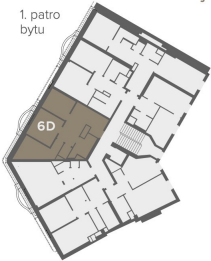


Půdorys podlaží

Umístění bytu na patře



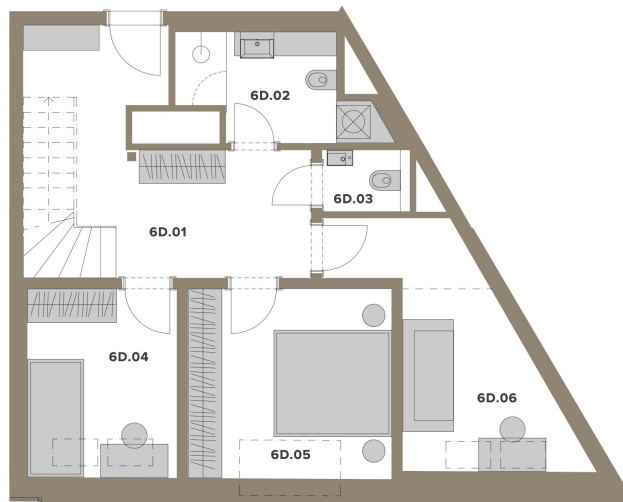
1. patro bytu



6D.01	HALA SE SCHODIŠTĚM	17,4 m ²
6D.02	KOUPELNA	5,7 m ²
6D.03	WC	1,6 m ²
6D.04	POKOJ	9,0 m ²
6D.05	LOŽNICE	12,3 m ²
6D.06	POKOJ	11,2 m ²
6D.07	OBÝVACÍ POKOJ S KUCH. KOUT.	35,0 m ²
	SVISLÉ KONSTRUKCE	10,6 m ²
	PODLAHOVÁ PLOCHA	102,8 m²
6D.08	TERASA	16,3 m ²
0.6D	SKLEP	1,8 m ²
	PLOCHA CELKEM	120,9 m²

Podlahová plocha bytu dle nařízení vlády č. 366/2013 Sb. znamená celkovou plochu všech místností bytu a také plochy pod nosnými i nenosnými zdmi, přízdívkami a jádry (zde označené jako svislé konstrukce). Jedná se o plochu, která je vymezená obvodovými zdmi bytu. Plochy jednotlivých místností jsou pouze orientační. Vybavení zařízení v plánech bytů (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dodávky. Rozsah dodávky je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.

1. PATRO BYTU



Lucie Dušková
Real Estate Manager

+420 731 544 904
duskova@homeland.cz