



# Apartment Studio

Praha 10 - Vršovice, Na Spoje

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
268.904 EUR	ID 1098	2	-1/8	26 m <sup>2</sup>	14 m <sup>2</sup>	No



Elegant apartment located on the lower ground floor 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.

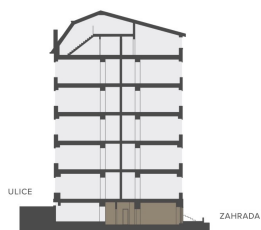
The apartment consists of an airy living room with kitchenette, hallway and bathroom with shower and toilet. In addition, the living room has access to a terrace of 13,5 sqm facing the courtyard. The apartment also has a cellar. Standards include hardwood floors, marble and stone tiles, ceramic bathroom fixtures and elegant 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



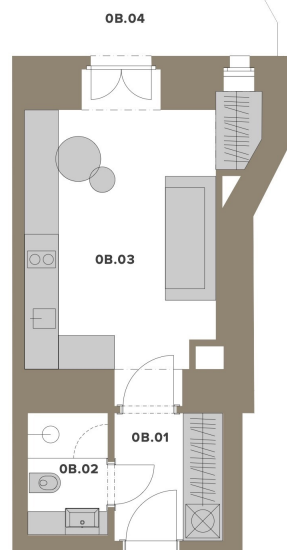
**Řez domem**  
Pozice bytu v rámci domu



**Půdorys podlaží**  
Umístění bytu na patře

0B.01	CHODBA	4,5 m <sup>2</sup>
0B.02	KOUPELNA	3,2 m <sup>2</sup>
0B.03	OBÝVACÍ POKOJ S KUCH. KOUT.	18,3 m <sup>2</sup>
	SVISLÉ KONSTRUKCE	4,1 m <sup>2</sup>
	<b>PODLAHOVÁ PLOCHA</b>	<b>30,1 m<sup>2</sup></b>
0B.04	PŘEDZAHŘÁDKA	13,5 m <sup>2</sup>
0.0B	SKLEP	1,7 m <sup>2</sup>
	<b>PLOCHA CELKEM</b>	<b>45,3 m<sup>2</sup></b>

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. Vyrobené 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.



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