



## Apartment One-bedroom (2+kk)

Sold

53.57 m<sup>2</sup>, Praha 10, Vršovice, Konopištská





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Total area	55 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	102098

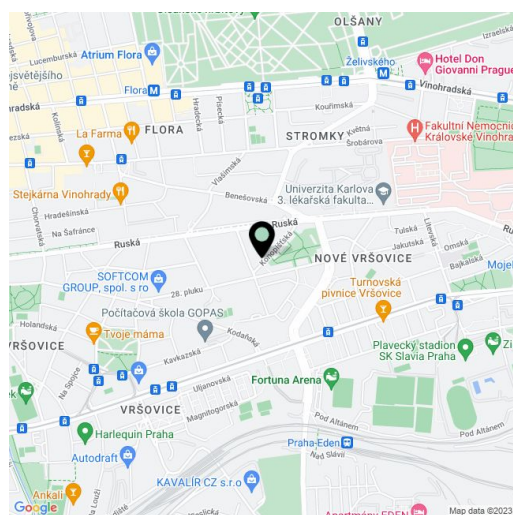
**This apartment, which has recently been renovated, with a southeast-facing balcony facing a large courtyard with a park and a children's playground, is located on the 2nd floor of an apartment building without an elevator.**

The layout offers a large kitchen, a living room with a balcony, 1 bedroom, a hall, and a bathroom with a toilet.

The apartment was completely renovated in 2023 (including electricity, water, heating, new window sills, and modification of walls and floors). Floors are **oak parquet of the 1st quality** (without knots), and the Oresi kitchen is equipped with **AEG** and Bosch appliances in white. Heating is provided by a new Junkers gas boiler.

The building stands on a side street on the border of **Vinohrady and Vršovice**, in a place with plenty of **greenery** and not far from an elegant residential district, which also includes the **Čapek brothers' house**. There is a grocery store, several kindergartens, and elementary schools within a short walking distance, and OC Eden and several indoor and outdoor **sports facilities** (soccer, athletics, winter and swimming stadium, swimming pool, rugby field or field hockey field) are nearby. You can take a bus from the bus stop a few steps away to the Flora metro station in 5 minutes, and to the Florenc transfer station in 15 minutes (city center).

Floor area 49.51 m<sup>2</sup> (incl. cellar of 4.06 m<sup>2</sup>), balcony 1.04 m<sup>2</sup>.



\* 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.