



## Apartment Studio (1+kk)

26.8 m<sup>2</sup>, Prague 10, Vršovice, Černomořská

Sold





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Total area	27 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	D
Reference number	103596

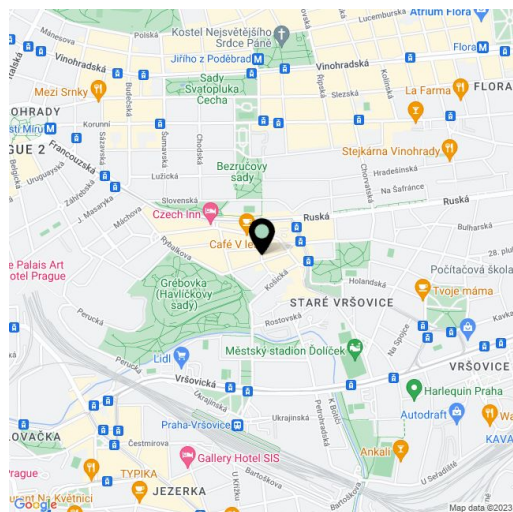
**This southeast-facing studio apartment is located on the 1st floor of an elegant corner apartment building on the border of Vinohrady and Vršovice, just a few steps from the Havlíčkovy and Heroldovy parks.**

The area of the apartment consists of a living room with a kitchen and a partially separate sleeping area, a bathroom (with a shower, toilet, and sink), and a foyer.

Windows are **wooden casement**; floor are original **refurbished parquets**, and tiled bathrooms. The ceiling height is 2.85 m. The kitchen is equipped with brand-name built-in appliances, including a **dishwasher** and a combined **washer and dryer**. The underfloor heating is electric (at a low tariff). **The Art Nouveau building has been completely renovated** (completed in 2020), during which care was taken to preserve its original character. The apartment comes with a **cellar storage unit** accessible by **elevator**.

The building is located on a one-way side street, and romantic **Havlíčkovy Sady Park** is only 150 meters away, and **Heroldovy Sady Park** is also nearby. There are shops, restaurants, cafes, bistros, pharmacies, cinemas, and tram stops are within easy walking distance. The ride to the city center takes about 7 minutes.

Floor area 26.8 m<sup>2</sup>, cellar 1.7 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.