



## Apartment Studio (1+1)

45 m<sup>2</sup>, Prague 10, Vršovice, Žitomířská

€ 307 970 | CZK 7 690 000





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Total area	45 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	108362

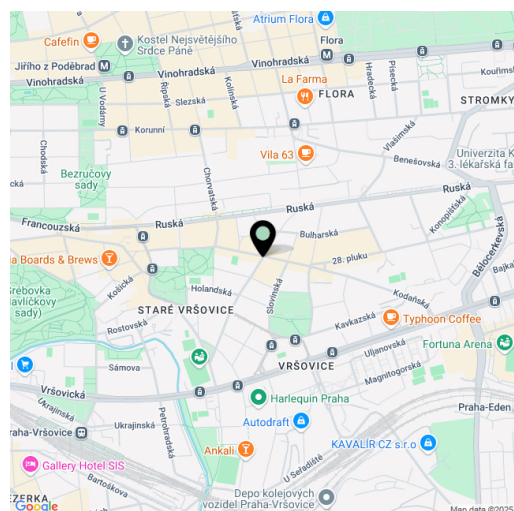
**This cozy attic studio apartment with windows facing a quiet green courtyard and unique panoramic views of Gočár's Church of St. Wenceslas and old Vršovice is located on the 5th floor of a historic residential building. Located on a tree-lined side street, just a few steps from Kodaňská Street, the showcase avenue of Vršovice.**

The east-facing space with a bay window and skylight is divided into a living area (31.5 m<sup>2</sup>) connected to the kitchen, a bathroom, and an entrance hall.

The interior was renovated in 2014. Floors are glued **wooden**, and the wooden Euro windows have double glazing and **exterior blinds**. The kitchen features a skylight with an electrically operated blind. The apartment is equipped with **air-conditioning**. The kitchen is fully fitted, including a dishwasher. Heating is provided by a modern-generation electric storage radiator, and hot water is supplied by an electric heater with a storage tank. The apartment is offered **fully furnished**, as shown in the photos.

**This elegant building** with a modern new glass elevator stands on a one-way street perpendicular to beautifully maintained Kodaňská Street, home to many charming establishments. The building itself houses a renowned bakery and pastry shop. The city center and metro stations are easily accessible via a direct bus line from a nearby stop, with a tram stop just five minutes away. The neighborhood is known for its **abundance of green spaces**, including **Heroldovy Sady**, Danner Park, and Svatopluk Čech Square, with **Grébovka** also within easy reach.

Floor area 45 m<sup>2</sup> (according to the owner's declaration).



\* 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.