



## Apartment One-bedroom (2+1)

Sold

78 m<sup>2</sup>, Praha 10, Vršovice, Vršovická





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Total area	80 m <sup>2</sup>
Floor area*	78 m <sup>2</sup>
Loggia	2 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	33111

This modern furnished apartment with 2 balconies is located on the ground floor of a completely reconstructed residential building. The location offers full amenities at your fingertips, fast tram connections to the city center, and a wide range of sports activities.

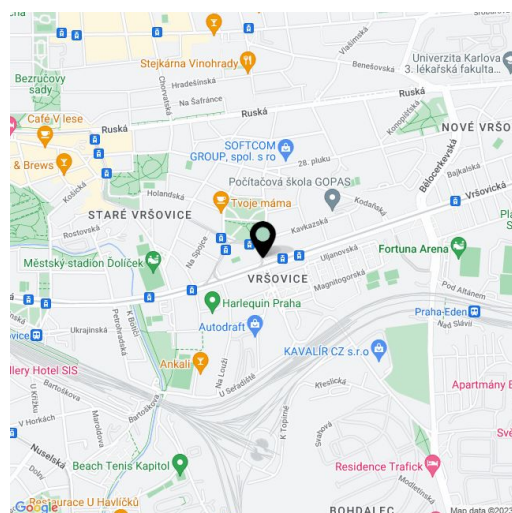
The original layout of the unit on the elevated ground floor was 2-bedroom; currently, it is adjusted to 1-bedroom (it can easily be changed back to 2-bedroom). The apartment consists of a living room with a west-facing loggia towards the one-way side street, an airy kitchen with an adjoining dining room with access to the **2nd loggia overlooking the green courtyard**, a bedroom, a pantry, a bathroom (bath, sink, toilet), and a large hall.

Facilities include **wooden windows** with interior blinds, bars on the balconies, **parquet floors**, **terrazzo** (in the kitchen), and tiles (in the bathroom). The apartment comes with a **closet** on the same floor and a **cellar** in the basement. Heating is central. The apartment is in cooperative ownership, immediate transfer to private ownership is possible.

The building stands in the Vršovice district with a **complete infrastructure**. Within walking distance there is a large shopping center, several schools of all levels (from kindergarten to high school), playgrounds, indoor and outdoor swimming pools, track and field, football and winter stadiums, many shops, a bakery, and several restaurants. The nearest metro station is 10 minutes away by tram, and the city center can be reached in 15 minutes.

Interior 77.4 m<sup>2</sup>, outdoor chamber 1 m<sup>2</sup>, balcony 1.4 m<sup>2</sup> and 1.3 m<sup>2</sup>, cellar 3 m<sup>2</sup>

Thanks to cooperative ownership, the purchase is not subject to the obligation to pay the real estate acquisition tax.



\* 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.



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