



## Apartment Two-bedroom (3+kk)

Sold

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





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Total area	75 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	1788 CZK monthly
PENB	G
Reference number	40542

This bright and airy apartment with high ceilings, nice views of mature trees, a smart home system, and a tasteful interior design by an architect is located on the 1st floor of a corner Art Nouveau building. A quiet place in the vicinity of romantic Havlíčkovy Sady Park (Grébovka) on the border of Prague 2 - Vinohrady and Prague 10 - Vršovice.

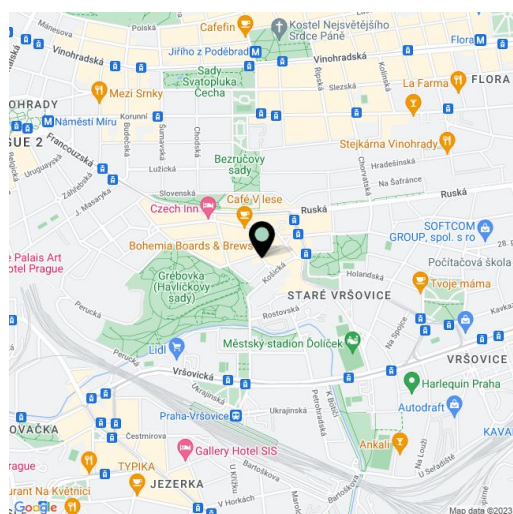
The southeast-facing apartment consists of a living room, 2 bedrooms (1 is a corner one), a bathroom, a separate toilet, a hall, and a closet.

The interior was completely reconstructed in 2014 according to an **architect's designs** (new heating and water systems, high and low current electrical wiring, new casement windows according to the requirements of conservationists, new floors, plenty of storage space). Facilities were made-to-measure in a **high standard**; the same quality also applies to the lighting and appliances. Thanks to the **smart home system**, residents can remotely control heating, lighting, shading, or security. The building was renovated in 2018 (new risers, electrical wiring, elevator, renovated common areas and cellars).

The elegant building is located on a quiet one-way street, which is full of civic amenities (schools, kindergartens including a **Montessori** one, restaurants, cafes, wine bars, supermarkets, and other shops). It is close to famous **Krymská Street** and a quiet corner of **Vršovice** with tennis courts and a winter stadium nearby. **Havlíčkovy Sady Garden** with beautiful views of Prague offers the possibility of walking, enjoy the local cafe culture, activities for children, and an outdoor gym. You can get to the city center by tram from Vinohrady and Vršovice or by train to the Main Railway Station from the nearby Vršovice Railway Station. The Náměstí Míru metro station (line A) is 5 minutes away by tram, the Karlovo náměstí metro station (line B) is 10 minutes away and a line C station is 6 minutes away by train.

Interior 74.66 m<sup>2</sup>, cellar 3.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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.