



## Apartment Studio

27 m<sup>2</sup> Praha 10, Na spojce

243 000 €



Layout  
**Studio**

Area  
**27 m<sup>2</sup>**

Land  
**10 m<sup>2</sup>**

We offer you charming apartments in an Art Nouveau building with ornate facades in Prague's Vršovice district. This attractive corner house from the second half of the 19th century has undergone a sensitive renovation. You can choose from a selection of 30 apartments with layouts ranging from 1+kk to 4+kk across eight floors. The apartments feature clean lines, generous space, and sophisticated design emphasizing comfort and practicality of living.

This comfortable apartment with a 1+kk layout is located on the first floor and will appeal to you with its bright corridor, timeless bathroom, and spacious living area with a kitchenette. The apartment comes with a pleasant front garden of 13 m<sup>2</sup> and a practical cellar. The standards include carefully selected materials - wooden floors, claddings imitating marble and stone, ceramic bathroom fixtures, and wooden or full-glass interior doors.

Vršovice used to be an ancient village, but today it is among the most sought-after locations in Prague. The area offers pleasant restaurants, bistros, and cafes, numerous schools and kindergartens, medical offices, government offices, shops, the Eden shopping center, the impressive Grébovka park, or the

Price	243 000 €
Floor area	27 m <sup>2</sup>
Land	10 m <sup>2</sup>
Cellar	2 m <sup>2</sup>
Floor	1
Elevator	Ano
Building energy rating	G

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popular Havlíček Gardens, which are among the few preserved Prague vineyards. A pleasant walk can take you to Jiřího z Poděbrad Square, where farmers' markets are regularly held. Surrounded by the unobtrusive elegance of one of Prague's most popular districts, this residence will charm you with the connection of past charm and the comfort of modern life in the broader center of Prague. Come and choose.

The apartments are offered unfurnished, but a kitchen unit and built-in wardrobes can be provided for an additional charge.

## VÁŠ MAKLÉR



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