Luxent | Exclusive Properties

# Sale of an apartment 3+kt/T, 102 sqm, in Na Spojce project, Prague 10 - Vršovice

102 m² | Na spojce, Praha 10 - Vršovice | 22 066 800 CZK per property

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|---|---|---|---|
| Order number | **NS-29** | Price | **22 066 800 CZK per property** |
| Address | **Na spojce, Praha 10 - Vršovice** | Type | **Apartments** |
| Disposition | **3 + kitchenette** | Usable area | **102 m²** |
| Floor area | **83 m²** | Low energy | **No** |
| Energy performance of the building | **G - Extremely uneconomical** | Floor | **5th floor** |
| Device | **No** | Terrace | **17 m²** |
| Cellar | **2 m²** | Lift | **Yes** |

## About real estate

We offer for sale a duplex apartment in 3+kt with a total usable area of 102.3 sqm with a terrace (17.4 sqm), which is part of a historic apartment building undergoing complete reconstruction and is situated in a quiet area of Prague 10 with excellent transport accessibility. The apartment has a cellar.

The layout offers on the first floor an entrance hall with a staircase and a storage room, two bedrooms, a bathroom and a separate toilet. The second floor has a living room with kitchenette and access to the terrace. All the offered apartments stand out for their high standard, which includes wooden floors, quality tiles and sanitary ware, lighting and more. Kitchen units and built-in wardrobes can be supplied above the list price.

The surrounding area offers excellent amenities. Plenty of great cafes, restaurants as well as boutique shops. Nearby Čechovo náměstí is home to several well-known cultural events for children and adults. Several parks are within walking distance, such as Herold's Orchards, the popular Havlíček Orchards and Grébovka Vineyards. Sports activities are provided by the TJ Sokol Praha Vršovice and the famous football stadium Ďolíček. The apartment building boasts excellent transport accessibility with several tram stops just a few steps from the house. All this makes this location a quiet place to live near the center of Prague.

The project is under construction and is scheduled for completion in Q3 2023.

| The order | Layout | Floor | Usable area | Living area | Terrace / Balcony / Loggia | Garden | Price |
|---|---|---|---|---|---|---|---|
| NS-1 | 2 + kitchenette | 1st underground floor | 77 $m^2$ | 61 $m^2$ | No / No / No | Yes (12 $m^2$) | 12 165 600 CZK |
| NS-2 | 1 + kitchenette | 1st underground floor | 45 $m^2$ | 30 $m^2$ | No / No / No | Yes (14 $m^2$) | 6 771 000 CZK |
| NS-3 | 2 + kitchenette | 1st underground floor | 81 $m^2$ | 61 $m^2$ | No / No / No | Yes (19 $m^2$) | 12 265 500 CZK |
| NS-4 | 2 + kitchenette | ground floor | 47 $m^2$ | 43 $m^2$ | No / 2 $m^2$ / No | No | 9 102 000 CZK |
| NS-5 | 3 + kitchenette | ground floor | 78 $m^2$ | 76 $m^2$ | No / No / No | No | 15 873 000 CZK |
| NS-6 | 3 + kitchenette | ground floor | 67 $m^2$ | 66 $m^2$ | No / No / No | No | 13 209 000 CZK |
| NS-7 | 3 + kitchenette | ground floor | 64 $m^2$ | 62 $m^2$ | No / No / No | No | 12 542 999 CZK |
| NS-8 | 3 + kitchenette | ground floor | 74 $m^2$ | 69 $m^2$ | No / 2 $m^2$ / No | No | 14 374 500 CZK |
| NS-9 | 3 + kitchenette | 1st floor | 84 $m^2$ | 78 $m^2$ | No / 4 $m^2$ / No | No | 16 960 800 CZK |
| NS-10 | 2 + kitchenette | 1st floor | 56 $m^2$ | 51 $m^2$ | No / 4 $m^2$ / No | No | RESERVED |
| NS-11 | 2 + kitchenette | 1st floor | 46 $m^2$ | 44 $m^2$ | No / No / No | No | 9 768 000 CZK |
| NS-13 | 3 + kitchenette | 1st floor | 74 $m^2$ | 70 $m^2$ | No / 2 $m^2$ / No | No | 14 319 000 CZK |
| NS-14 | 2 + kitchenette | 2nd floor | 48 $m^2$ | 44 $m^2$ | No / 2 $m^2$ / No | No | 9 546 000 CZK |
| NS-15 | 3 + kitchenette | 2nd floor | 84 $m^2$ | 82 $m^2$ | No / No / No | No | 17 105 100 CZK |
| NS-16 | 2 + kitchenette | 2nd floor | 56 $m^2$ | 54 $m^2$ | No / No / No | No | 11 044 500 CZK |
| NS-17 | 2 + kitchenette | 2nd floor | 46 $m^2$ | 44 $m^2$ | No / No / No | No | 9 823 500 CZK |
| NS-18 | 2 + kitchenette | 2nd floor | 55 $m^2$ | 54 $m^2$ | No / No / No | No | 11 211 000 CZK |
| NS-19 | 2 + kitchenette | 3rd floor | 48 $m^2$ | 44 $m^2$ | No / 2 $m^2$ / No | No | 9 435 000 CZK |
| NS-20 | 3 + kitchenette | 3rd floor | 84 $m^2$ | 82 $m^2$ | No / No / No | No | 17 193 900 CZK |
| NS-21 | 2 + kitchenette | 3rd floor | 56 $m^2$ | 54 $m^2$ | No / No / No | No | 11 077 800 CZK |
| NS-22 | 3 + kitchenette | 3rd floor | 75 $m^2$ | 71 $m^2$ | No / 2 $m^2$ / No | No | 14 711 940 CZK |
| NS-23 | 2 + kitchenette | 4th floor | 49 $m^2$ | 44 $m^2$ | No / 2 $m^2$ / No | No | 9 794 640 CZK |
| NS-24 | 3 + kitchenette | 4th floor | 83 $m^2$ | 80 $m^2$ | No / 2 $m^2$ / No | No | 17 038 500 CZK |
| NS-25 | 2 + kitchenette | 5th floor | 47 $m^2$ | 45 $m^2$ | No / No / No | No | 10 101 000 CZK |
| NS-26 | 3 + kitchenette | 5th floor | 98 $m^2$ | 79 $m^2$ | 17 $m^2$ / No / No | No | 19 957 800 CZK |
| NS-27 | 2 + kitchenette | 5th floor | 71 $m^2$ | 58 $m^2$ | 11 $m^2$ / No / No | No | 15 207 000 CZK |
| NS-28 | 4 + kitchenette | 5th floor | 121 $m^2$ | 103 $m^2$ | 16 $m^2$ / No / No | No | 25 974 000 CZK |
| NS-29 | 3 + kitchenette | 5th floor | 102 $m^2$ | 83 $m^2$ | 17 $m^2$ / No / No | No | 22 066 800 CZK |
| NS-30 | 3 + kitchenette | 5th floor | 109 $m^2$ | 83 $m^2$ | 24 $m^2$ / No / No | No | 23 032 500 CZK |
| NS-31 | 2 + kitchenette | 5th floor | 41 $m^2$ | 39 $m^2$ | No / No / No | No | 9 490 500 CZK |