



🏠 103 m<sup>2</sup> 📖 Na spojce, Praha 10 - Vršovice 💰 23 032 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

SALES & LEASE SPECIALIST

[adam.kvasnicka@luxent.cz](mailto:adam.kvasnicka@luxent.cz)

+420 730 511 611

Order number	<b>NS-30</b>	Price	<b>23 032 500 CZK</b>
Address	<b>Na spojce, Praha 10 - Vršovice</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>103 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>No</b>	Terrace	<b>24 m<sup>2</sup></b>
Cellar	<b>2 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a duplex apartment in 3+kt with a total usable area of 103,1 sqm with a terrace (23.5 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, 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 order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
NS-1	2 + kitchenette	1st underground floor	74 m <sup>2</sup>	No / No / No	Yes (12 m <sup>2</sup> )	12 165 600 CZK
NS-2	1 + kitchenette	1st underground floor	43 m <sup>2</sup>	No / No / No	Yes (14 m <sup>2</sup> )	6 771 000 CZK
NS-3	2 + kitchenette	1st underground floor	79 m <sup>2</sup>	No / No / No	Yes (19 m <sup>2</sup> )	12 265 500 CZK
NS-5	3 + kitchenette	ground floor	76 m <sup>2</sup>	No / No / No	No	15 873 000 CZK
NS-6	3 + kitchenette	ground floor	66 m <sup>2</sup>	No / No / No	No	13 209 000 CZK
NS-7	3 + kitchenette	ground floor	63 m <sup>2</sup>	No / No / No	No	12 542 999 CZK
NS-8	3 + kitchenette	ground floor	70 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	14 374 500 CZK
NS-9	3 + kitchenette	1st floor	81 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	16 960 800 CZK
NS-10	2 + kitchenette	1st floor	56 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	SOLD
NS-26	3 + kitchenette	5th floor	92 m <sup>2</sup>	17 m <sup>2</sup> / No / No	No	19 957 800 CZK
NS-27	2 + kitchenette	5th floor	67 m <sup>2</sup>	11 m <sup>2</sup> / No / No	No	15 207 000 CZK
NS-28	4 + kitchenette	5th floor	115 m <sup>2</sup>	16 m <sup>2</sup> / No / No	No	25 974 000 CZK
NS-29	3 + kitchenette	5th floor	102 m <sup>2</sup>	17 m <sup>2</sup> / No / No	No	22 066 800 CZK
NS-30	3 + kitchenette	5th floor	103 m <sup>2</sup>	24 m <sup>2</sup> / No / No	No	23 032 500 CZK
NS-31	2 + kitchenette	5th floor	38 m <sup>2</sup>	No / No / No	No	9 490 500 CZK