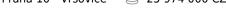






 $\boxplus$  115 m<sup>2</sup>  $\boxed{\coprod}$  Na spojce, Praha 10 - Vršovice  $\boxed{\equiv}$  25 974 000 CZK





WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička SALES & LEASE SPECIALIST adam.kvasnicka@luxent.cz +420 730 511 611

Order number	NS-28	Price	25 974 000 CZK
Address	Na spojce, Praha 10 - Vršovic	<b>е</b> Туре	Apartments
Disposition	4 + kitchenette	Usable area	115 m²
Energy performance of the building	G - Extremely uneconomical	Floor	5th floor
Device	No	Terrace	16 m²
Cellar	2 m²	Lift	Yes

## **About real estate**

We offer for sale a duplex apartment in 4+kt with a total usable area of 115,3 sqm with a terrace (16.3 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, three 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 m²	No / No / No	Yes (12 m²)	12 165 600 CZK
NS-2	1 + kitchenette	1st underground floor	43 m²	No / No / No	Yes (14 m²)	6 771 000 CZK
NS-3	2 + kitchenette	1st underground floor	79 m²	No / No / No	Yes (19 m²)	12 265 500 CZK
NS-5	3 + kitchenette	ground floor	76 m²	No / No / No	No	15 873 000 CZK
NS-6	3 + kitchenette	ground floor	66 m²	No / No / No	No	13 209 000 CZK
NS-7	3 + kitchenette	ground floor	63 m²	No / No / No	No	12 542 999 CZK
NS-8	3 + kitchenette	ground floor	70 m²	No / 2 m² / No	No	14 374 500 CZK
NS-9	3 + kitchenette	1st floor	81 m²	No / 4 m² / No	No	16 960 800 CZK
NS-10	2 + kitchenette	1st floor	56 m²	No / 4 m² / No	No	SOLD
NS-26	3 + kitchenette	5th floor	92 m²	17 m² / No / No	No	19 957 800 CZK
NS-27	2 + kitchenette	5th floor	67 m²	11 m² / No / No	No	15 207 000 CZK
NS-28	4 + kitchenette	5th floor	115 m²	16 m² / No / No	No	25 974 000 CZK
NS-29	3 + kitchenette	5th floor	102 m²	17 m² / No / No	No	22 066 800 CZK
NS-30	3 + kitchenette	5th floor	103 m²	24 m² / No / No	No	23 032 500 CZK
NS-31	2 + kitchenette	5th floor	38 m²	No / No / No	No	9 490 500 CZK