



47 m<sup>2</sup> Na spojce, Praha 10 - Vršovice 8 913 122 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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LEASE SPECIALIST

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|                                    |                                       |             |                         |
|------------------------------------|---------------------------------------|-------------|-------------------------|
| Order number                       | <b>NS-23</b>                          | Price       | <b>8 913 122 CZK</b>    |
| Address                            | <b>Na spojce, Praha 10 - Vršovice</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>2 + kitchenette</b>                | Usable area | <b>47 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>     | Floor       | <b>4th floor</b>        |
| Device                             | <b>No</b>                             | Balcony     | <b>2 m<sup>2</sup></b>  |
| Cellar                             | <b>2 m<sup>2</sup></b>                | Lift        | <b>Yes</b>              |

## About real estate

We offer for sale apartment in 2+kt with a total usable area of 46,9 sqm with a balcony, which is part of a historic apartment building, which is 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 an entrance hall, living room with kitchenette and access to the balcony, bedroom and bathroom with toilet. All 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> ) | 11 070 696 CZK |
| NS-2      | 1 + kitchenette | 1st underground floor | 43 m <sup>2</sup>  | No / No / No                | Yes (14 m <sup>2</sup> ) | 6 161 610 CZK  |
| NS-3      | 2 + kitchenette | 1st underground floor | 79 m <sup>2</sup>  | No / No / No                | Yes (19 m <sup>2</sup> ) | 11 161 605 CZK |
| NS-4      | 2 + kitchenette | ground floor          | 45 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 8 282 820 CZK  |
| NS-5      | 3 + kitchenette | ground floor          | 76 m <sup>2</sup>  | No / No / No                | No                       | 14 444 430 CZK |
| NS-6      | 3 + kitchenette | ground floor          | 66 m <sup>2</sup>  | No / No / No                | No                       | 12 020 190 CZK |
| NS-7      | 3 + kitchenette | ground floor          | 63 m <sup>2</sup>  | No / No / No                | No                       | 11 414 129 CZK |
| NS-8      | 3 + kitchenette | ground floor          | 70 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 13 080 795 CZK |
| NS-9      | 3 + kitchenette | 1st floor             | 81 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                       | 15 434 328 CZK |
| NS-10     | 2 + kitchenette | 1st floor             | 56 m <sup>2</sup>  | No / 4 m <sup>2</sup> / No  | No                       | RESERVED       |
| NS-11     | 2 + kitchenette | 1st floor             | 44 m <sup>2</sup>  | No / No / No                | No                       | 8 888 880 CZK  |
| NS-13     | 3 + kitchenette | 1st floor             | 71 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 13 030 290 CZK |
| NS-14     | 2 + kitchenette | 2nd floor             | 46 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 8 686 860 CZK  |
| NS-15     | 3 + kitchenette | 2nd floor             | 80 m <sup>2</sup>  | No / No / No                | No                       | 15 565 641 CZK |
| NS-16     | 2 + kitchenette | 2nd floor             | 53 m <sup>2</sup>  | No / No / No                | No                       | 10 050 495 CZK |
| NS-17     | 2 + kitchenette | 2nd floor             | 44 m <sup>2</sup>  | No / No / No                | No                       | 8 939 385 CZK  |
| NS-19     | 2 + kitchenette | 3rd floor             | 46 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 8 585 850 CZK  |
| NS-20     | 3 + kitchenette | 3rd floor             | 79 m <sup>2</sup>  | No / No / No                | No                       | 15 646 449 CZK |
| NS-21     | 2 + kitchenette | 3rd floor             | 53 m <sup>2</sup>  | No / No / No                | No                       | 10 080 798 CZK |
| NS-22     | 3 + kitchenette | 3rd floor             | 72 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 13 387 865 CZK |
| NS-23     | 2 + kitchenette | 4th floor             | 47 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 8 913 122 CZK  |
| NS-24     | 3 + kitchenette | 4th floor             | 80 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 15 505 035 CZK |
| NS-25     | 2 + kitchenette | 5th floor             | 45 m <sup>2</sup>  | No / No / No                | No                       | 9 191 910 CZK  |
| NS-26     | 3 + kitchenette | 5th floor             | 92 m <sup>2</sup>  | 17 m <sup>2</sup> / No / No | No                       | 18 161 598 CZK |
| NS-27     | 2 + kitchenette | 5th floor             | 67 m <sup>2</sup>  | 11 m <sup>2</sup> / No / No | No                       | 13 838 370 CZK |
| NS-28     | 4 + kitchenette | 5th floor             | 115 m <sup>2</sup> | 16 m <sup>2</sup> / No / No | No                       | 23 636 340 CZK |
| NS-29     | 3 + kitchenette | 5th floor             | 102 m <sup>2</sup> | 17 m <sup>2</sup> / No / No | No                       | 20 080 788 CZK |
| NS-30     | 3 + kitchenette | 5th floor             | 103 m <sup>2</sup> | 24 m <sup>2</sup> / No / No | No                       | 20 959 575 CZK |
| NS-31     | 2 + kitchenette | 5th floor             | 38 m <sup>2</sup>  | No / No / No                | No                       | 8 636 355 CZK  |