



🏠 102 m<sup>2</sup> 📄 Na spojce, Praha 10 - Vršovice 🏠 20 080 788 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                       |             |                          |
|------------------------------------|---------------------------------------|-------------|--------------------------|
| Order number                       | <b>NS-29</b>                          | Price       | <b>20 080 788 CZK</b>    |
| Address                            | <b>Na spojce, Praha 10 - Vršovice</b> | Type        | <b>Apartments</b>        |
| Disposition                        | <b>3 + kitchenette</b>                | Usable area | <b>102 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>17 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 101,7 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 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-4      | 2 + kitchenette | ground floor          | 45 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 9 102 000 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                       | 9 768 000 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                       | 9 546 000 CZK  |
| NS-15     | 3 + kitchenette | 2nd floor             | 80 m <sup>2</sup>  | No / No / No                | No                       | 15 565 641 CZK |
| NS-19     | 2 + kitchenette | 3rd floor             | 46 m <sup>2</sup>  | No / 2 m <sup>2</sup> / No  | No                       | 9 435 000 CZK  |
| NS-20     | 3 + kitchenette | 3rd floor             | 79 m <sup>2</sup>  | No / No / No                | No                       | 15 646 449 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-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                       | 10 101 000 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                       | 15 207 000 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                       | 9 490 500 CZK  |