



## Residential project Na Spojce, Prague 10 - Vršovice



 Na spojce, Praha 10 - Vršovice



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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LEASE SPECIALIST

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### About real estate

We offer for sale apartments in the newly built seven-storey project Na Spojce. The historic 19th century tenement building will undergo a complete, very sensitive reconstruction according to the original plans, while all the architectural elements of its time will be preserved in detail. The development follows a number of other houses, whose central courtyard forms a pleasant garden oasis for residents. The interior architecture is based on the designs of SMLXL studio. The residential building is set in the currently very desirable and developing Prague district of Vršovice. The project will offer a total of 37 residential units in layouts from 1+kt to 4+kt. Each apartment will have a cellar and several units will be equipped with a balcony, terrace or front garden.

All offered apartments are of high standard, which includes wooden floors, quality tiles and sanitary ware, lighting and more. Over and above the list price, kitchen units and built-in wardrobes can be supplied.

Completion is scheduled for autumn 2023.

The house is located in the Prague 10 - Vršovice district, which has been very popular in recent years. The surrounding area offers excellent civic amenities. Many great cafes, restaurants and also 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	Living area	Terrace / Balcony / Loggia	Garden	Price
NS-1	2 + kitchenette	1st underground floor	77 m <sup>2</sup>	61 m <sup>2</sup>	No / No / No	Yes (12 m <sup>2</sup> )	12 165 600 CZK
NS-2	1 + kitchenette	1st underground floor	45 m <sup>2</sup>	30 m <sup>2</sup>	No / No / No	Yes (14 m <sup>2</sup> )	6 771 000 CZK
NS-3	2 + kitchenette	1st underground floor	81 m <sup>2</sup>	61 m <sup>2</sup>	No / No / No	Yes (19 m <sup>2</sup> )	12 265 500 CZK
NS-4	2 + kitchenette	ground floor	47 m <sup>2</sup>	43 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	9 102 000 CZK
NS-5	3 + kitchenette	ground floor	78 m <sup>2</sup>	76 m <sup>2</sup>	No / No / No	No	15 873 000 CZK
NS-6	3 + kitchenette	ground floor	67 m <sup>2</sup>	66 m <sup>2</sup>	No / No / No	No	13 209 000 CZK
NS-7	3 + kitchenette	ground floor	64 m <sup>2</sup>	62 m <sup>2</sup>	No / No / No	No	12 542 999 CZK
NS-8	3 + kitchenette	ground floor	74 m <sup>2</sup>	69 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	14 374 500 CZK
NS-9	3 + kitchenette	1st floor	84 m <sup>2</sup>	78 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>	51 m <sup>2</sup>	No / 4 m <sup>2</sup> / No	No	RESERVED
NS-11	2 + kitchenette	1st floor	46 m <sup>2</sup>	44 m <sup>2</sup>	No / No / No	No	9 768 000 CZK
NS-13	3 + kitchenette	1st floor	74 m <sup>2</sup>	70 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	14 319 000 CZK
NS-14	2 + kitchenette	2nd floor	48 m <sup>2</sup>	44 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	9 546 000 CZK
NS-15	3 + kitchenette	2nd floor	84 m <sup>2</sup>	82 m <sup>2</sup>	No / No / No	No	17 105 100 CZK
NS-16	2 + kitchenette	2nd floor	56 m <sup>2</sup>	54 m <sup>2</sup>	No / No / No	No	11 044 500 CZK
NS-17	2 + kitchenette	2nd floor	46 m <sup>2</sup>	44 m <sup>2</sup>	No / No / No	No	9 823 500 CZK
NS-18	2 + kitchenette	2nd floor	55 m <sup>2</sup>	54 m <sup>2</sup>	No / No / No	No	11 211 000 CZK
NS-19	2 + kitchenette	3rd floor	48 m <sup>2</sup>	44 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	9 435 000 CZK
NS-20	3 + kitchenette	3rd floor	84 m <sup>2</sup>	82 m <sup>2</sup>	No / No / No	No	17 193 900 CZK
NS-21	2 + kitchenette	3rd floor	56 m <sup>2</sup>	54 m <sup>2</sup>	No / No / No	No	11 077 800 CZK
NS-22	3 + kitchenette	3rd floor	75 m <sup>2</sup>	71 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	14 711 940 CZK
NS-23	2 + kitchenette	4th floor	49 m <sup>2</sup>	44 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	9 794 640 CZK
NS-24	3 + kitchenette	4th floor	83 m <sup>2</sup>	80 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	17 038 500 CZK
NS-25	2 + kitchenette	5th floor	47 m <sup>2</sup>	45 m <sup>2</sup>	No / No / No	No	10 101 000 CZK
NS-26	3 + kitchenette	5th floor	98 m <sup>2</sup>	79 m <sup>2</sup>	17 m <sup>2</sup> / No / No	No	19 957 800 CZK
NS-27	2 + kitchenette	5th floor	71 m <sup>2</sup>	58 m <sup>2</sup>	11 m <sup>2</sup> / No / No	No	15 207 000 CZK
NS-28	4 + kitchenette	5th floor	121 m <sup>2</sup>	103 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>	83 m <sup>2</sup>	17 m <sup>2</sup> / No / No	No	22 066 800 CZK
NS-30	3 + kitchenette	5th floor	109 m <sup>2</sup>	83 m <sup>2</sup>	24 m <sup>2</sup> / No / No	No	23 032 500 CZK
NS-31	2 + kitchenette	5th floor	41 m <sup>2</sup>	39 m <sup>2</sup>	No / No / No	No	9 490 500 CZK