



🏠 79 m<sup>2</sup> 📄 Na spojce, Praha 10 - Vršovice 💰 12 265 500 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	<b>NS-3</b>	Price	<b>12 265 500 CZK</b>
Address	<b>Na spojce, Praha 10 - Vršovice</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>79 m<sup>2</sup></b>
Garden area	<b>19 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st underground floor</b>	Device	<b>No</b>
Cellar	<b>1 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a 2+kt apartment with a total usable area of 79 sqm with a front garden (19.2 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 an entrance hall, living room with kitchenette and access to the front garden, 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 over and 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