



For sale a new apartment 2+kt/C, 48 sqm, Prague - Vršovice



🏠 48 m<sup>2</sup> 📄 Bartoškova, Praha 10 - Vršovice 💰 8 450 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7072</b>	Price	<b>8 450 000 CZK per property</b>
Address	<b>Bartoškova, Praha 10 - Vršovice</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>48 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st floor</b>	Device	<b>No</b>
Cellar	<b>3 m<sup>2</sup></b>	Lift	<b>No</b>

## About real estate

We offer for sale a brand new apartment 2+kt of 47.8 sqm in a sought-after location on the border of Vršovice and Nusle. The apartment is situated on the 1st floor of the Residence Vodárna development project, in a listed building from the 19th century, where a complete reconstruction has been carried out with an emphasis on preserving the original historical elements.

The layout includes an entrance hallway, living room with kitchenette preparation and the possibility of a built-in floor, bedroom and bathroom with shower and toilet. Wooden oak flooring, designer ceramic tiles and tiling, high ceilings, security system, underfloor heating, also includes a cellar.

The apartment has been designed with an emphasis on aesthetics and functionality to provide a comfortable and stylish environment that reflects the historic character of the building. Premium materials have been used to ensure long lasting durability and elegance.

This historic property offers a unique opportunity to live in a listed heritage waterworks building. This building is an important example of late 19th century railway engineering architecture, when it was used to supply water to steam locomotives. Emphasis was placed on preserving original craftsman details while meeting the demands of modern living.

An attractive and rapidly developing location on the border of the Prague districts of Nusle and Vršovice, in close proximity to the new underpass that connects these areas. The location is characterized by excellent transport accessibility - Prague-Vršovice train station, tram and bus stops, construction and opening of a new metro station D - Náměstí Bratří Synků. The surrounding area offers complete civic amenities and rich opportunities for leisure activities in the adjacent parks, theaters and sports centers. There is also a wide range of popular bistros and restaurants. The project offers a unique combination of historical charm and modern comfort, ideal for those looking for quality living in the centre of Prague.