



## Sale of a duplex apartment 4+kt/T, 121 sqm, in Na Spojce project, Prague 10 - Vršovice



🏠 121 m<sup>2</sup> 📄 Na spojce, Praha 10 - Vršovice 💰 25 974 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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LEASE SPECIALIST

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Order number	<b>NS-28</b>	Price	<b>25 974 000 CZK per property</b>
Address	<b>Na spojce, Praha 10 - Vršovice</b>	Type	<b>Apartments</b>
Disposition	<b>4 + kitchenette</b>	Usable area	<b>121 m<sup>2</sup></b>
Floor area	<b>103 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>No</b>	Terrace	<b>16 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 4+kt with a total usable area of 120.9 sqm with a terrace (16.3 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, three 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 project is under construction and is scheduled for completion in Q3 2023.

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