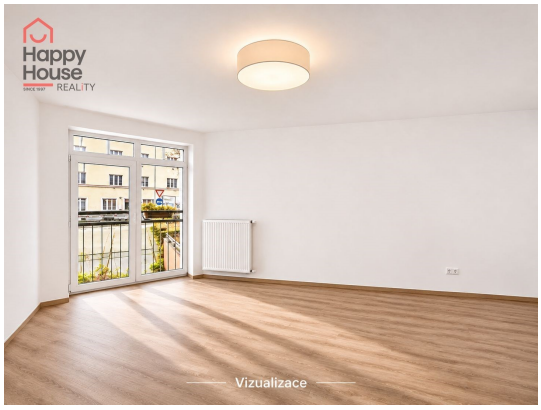
Happy House Rentals, s.r.o.
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Dmitrii Poliakov
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ID: 997058

Sale of a Fully Furnished Studio Apartment (28.3 sqm) on the Ground Floor with a Cellar (3.6 sqm) and Outdoor Parking Space, Prague 10 – Vršovice, Přípotoční Street



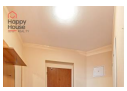











5 590 000,00 CZK

incl legal services and real estate agency commission

layout :	1+kk	Celková užitná plocha :	31.9
city :	Praha	town quarter :	Prague 10
district :	Vršovice	street :	Přípotoční
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	cellar, elevator	other requirements :	
type of floor :		construction :	Skelet
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	C - Economical
type of ownership :	personal		

We exclusively offer for sale a bright, fully furnished studio apartment (1+kk) with a usable area of 28.3 sqm, located on the ground floor of a five-storey residential building with a lift and a reinforced concrete frame structure in Prague 10 – Vršovice, Přípotoční Street. The apartment comprises an entrance hall, a living area with a kitchenette, and a bathroom. Large French windows create an airy atmosphere, while the north-facing orientation towards a quiet, green, one-way street provides a pleasant residential setting. The living area is furnished with a bed, sofa, dining table, desk, and spacious wardrobe with sliding doors. The kitchenette includes kitchen units, a fridge-freezer, electric cooker with ceramic hob, and extractor hood. The bathroom features a bathtub and toilet, while the washing machine is conveniently located in the entrance hall. Flooring consists of carpet and ceramic tiles. Heating is provided by district central heating with radiators. Energy Performance Certificate: Class C – Energy Efficient. The property includes a 3.6 sqm cellar and an outdoor parking space behind a barrier directly next to the building. Residents can also use shared bicycle and pram storage facilities. The landscaped surroundings

COMPLEX REAL ESTATE SERVICES

• **RENTAL** AND **SALE** OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
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add to the pleasant residential atmosphere. The popular Vršovice neighbourhood offers excellent amenities, including shops, supermarkets, restaurants, cafés, and services. Nearby Moskevská Street and Čechovo Square provide plenty of shopping and dining options. Heroldovy Sady and Havlíčkovy Sady (Grébovka) parks are ideal for relaxation, walking, and outdoor activities. Tram connections and Praha-Vršovice railway station provide convenient access to the city centre. The combination of greenery, amenities, and transport links makes this location attractive for both personal use and long-term rental investment. Monthly running costs are exceptionally low – approximately CZK 2,050 for one person, including heating, water, hot water, the repair fund, building management, and communal services. The repair fund contribution is CZK 479 per month, and the heating advance payment is only CZK 273. Apartment electricity is paid separately. Advance payments may vary according to occupancy and consumption. With its practical layout, complete furnishings, parking space, cellar, and low running costs, the apartment offers an attractive opportunity for comfortable city living or investment with rental potential. Asking price: CZK 5,590,000. The price includes comprehensive legal services, contract preparation, attorney escrow of the purchase price, and ownership transfer arrangements. We will take care of all necessary steps to ensure a smooth and hassle-free purchase. Whether or not you are purchasing this property as a rental investment, we would be happy to provide you with our premium services in the areas of residential property management or mortgage consulting.