

Sale of a 2 bedroom apartment (64.3sqm) on the 1st floor, Prague 10 - Vršovice, Kodaňská Street



11 990 000,00 CZK

incl legal services and real estate agency commission

layout :	3+kk - 2 bedrooms	Celková užitná plocha :	64.3
city :	Praha	town quarter :	Prague 10
district :	Vršovice	street :	Kodaňská
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We offer for sale an immediately available and renovated 2 bedroom apartment with high ceilings (3.2 sqm), measuring 64.3 sqm, located on the 1st floor (3 m above the ground) of a brick building with an elevator in Prague 10 Vršovice. The building is located near Gröbovka park and just 3 minutes by tram to the Metro A Náměstí Míru. The apartment features an entrance hall where there is light flooring, doors with security features and a wardrobe (from 2020), which includes a built-in gas boiler (from 2019, can be controlled via a mobile app) and a washer-dryer (the washer-dryer is from 2025 and can be controlled via a mobile phone app). From the hallway, you step into the main bedroom and into the second bedroom, connected to the kitchenette by double doors. In all the rooms, there are curtain rods above the windows and tiled floors. The bedroom includes a large wardrobe (from 2020) and also access to a small storage room. The kitchenette (from 2018) features units with a gas hob, electric oven (from 2025), refrigerator with freezer (from 2025), and a dishwasher. The rooms have ceiling lights with built-in fans from 2024. The bathroom offers a shower and toilet. New tiles have been installed in the shower, as well as the shower itself, sink, cabinet, and lighting. The main bedroom faces a quiet courtyard. The second bedroom and the room with the kitchen face the quiet Kodaňská street. The electrical wiring was renovated in 2006, the apartment has an intercom system



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(for opening the building's main door from the apartment). There are residential parking zones around the building. Excellent local amenities (shops, pharmacy, office, schools, public transport, etc.). The Energy Performance Certificate (PENB) is not available, therefore it is listed as class G. Monthly costs approximately 6000 CZK/month (gas, electricity, water, high-speed internet, building fees). Whether you are buying this property as an investment for rent or not, we are pleased to offer our high-standard services in property management and mortgage consulting.

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