



**3-room apartment (3+kk), previously 2+1, 65 m<sup>2</sup> + cellar approx. 4.5 m<sup>2</sup>, 1st floor, Bajkalská 1194/22, Prague 10 – Vršovice.** Brick building, quiet courtyard view, **balconies and photovoltaics planned** – see below for details.

**SALE METHOD “MUN” – this is not an auction.** It is a standard sale with a Reservation Contract. If you accept the **current “Buy Now” price of CZK 9,250,000** (market valuation: CZK 9,650,000), you can sign the Reservation Contract immediately. If you’re interested in the advertised **“MUN” price of CZK 8,250,000** or wish to make another offer, call us and we’ll discuss the options. Financing via mortgage is possible. Legal services are provided.

### APARTMENT RENOVATION

The apartment underwent a complete renovation: copper wiring, plastic water pipes, plasterboard ceilings with recessed lighting, new flooring, door frames, and interior doors. The bathroom and toilet were separated, a bidet installed, kitchen opened into the living room. Windows replaced (JSE and E orientation – into the courtyard). Modern kitchen with appliances (gas stove) and built-in furniture. Everything shown in the photos may remain – exceptions are the dryer, one single bed, and two dressers.

### BALCONY & NEW FACADE (PLANNED)

The building has everything except a new facade and insulation – these are planned for **autumn or next spring**, depending on contractor selection. The HOA (SVJ) has approx. **CZK 13 million saved** in the repair fund and is debt-free. The **balcony project** is part of the plan – this unit would have a balcony facing the quiet courtyard, with the **option for a second balcony** from the bedroom. Structural preparation (door opening, French windows) will be **covered by the repair fund**. The balcony itself is paid by each owner (approx. CZK 130,000). Volume discounts are likely. Optional.

### HOA & BUILDING

The brick building is well-maintained: roof repaired, new plumbing and electrical, elevator upgraded,

common areas regularly maintained, including a stroller/bike room. The HOA is financially healthy and covers repairs from its own funds. Monthly fees are low. Future **photovoltaic installation is also planned** (with subsidy). Meeting records (PDF) available in the full listing.

### SURROUNDINGS

Vršovice is a highly desirable area, thanks to its location near the city center and proximity to greenery – parks, woods, and nature are nearby. Real estate offers are limited, underlining the area's appeal. Directly behind the building is a **quiet courtyard** with benches, a playground, slides, and mature ornamental greenery – a peaceful place for relaxation or for families with children.

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### LAND REGISTRY DETAILS

Apartment 3+kk, Bajkalská 1194/22, Unit No. 1194/6  
Building No. 1191–1194  
Ownership share of common parts: 645/50418  
Ownership Certificate (LV): 10304  
Land Registry District: Vršovice (Capital City of Prague), Code 732257

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### VIEWING

Scheduled for **Wednesday, June 4, 2025 at 6:00 p.m.**, by prior phone arrangement.  
For more information, please call **Jaroslav Polák, mobile: +420 777 941 971**.