



## Apartment Two-bedroom (3+kk)

€ 767 406 | CZK 19 442 240

81.5 m<sup>2</sup>, Praha 4, Podolí, Ve Svahu





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Total area	96 m <sup>2</sup>
Floor area*	82 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	104753

This sunlit superior apartment with a south-west oriented loggia is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery is being built right next to the Podolské stairs between the Podolské embankment and Vyšehrad.

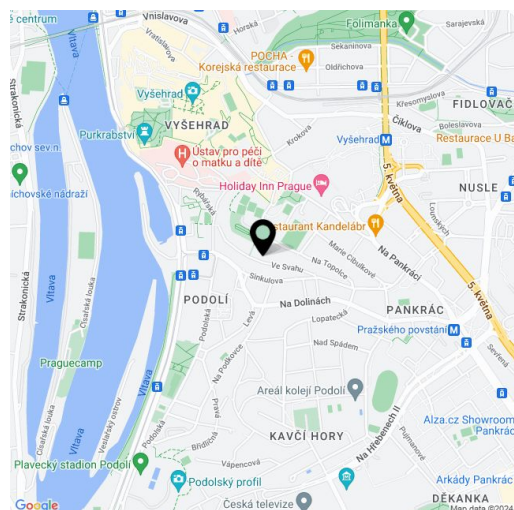
The practical layout of the 1st floor apartment consists of a living room with a preparation for a kitchen, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall with space for built-in wardrobe. All rooms have access to a sunny loggia. The apartment comes with a spacious cellar.

The top standard facilities include **three-layer Boen wooden floors** (choice of 3 shades), large-area aluminum windows with triple glazing and **exterior blinds**, bathroom sanitary ware by quality brands, large-format **Italgraniti Silver Grain** floor and wall tiles, **2,200 mm high** entrance safety fire doors, **2,400 mm high** interior rebateless doors in white matt with black fittings, glazed doors in an aluminum frame, **Jung designer switches and sockets**, and a **smart home system**. Facilities also include central **HVAC with recovery and air-conditioning** with its own unit. At the client's request, a **unique architectural design from a renowned interior studio** can be purchased. The garden arrangements were designed by the **Flera studio** under the leadership of **Ferdinand Leffler** and the greenery will be complemented by **artistic elements by Jakub Flejšar**.

The place in which Villa Gallery is emerging is on a southwesterly slope rising towards **Vyšehrad**, on which **mature orchards** are spread, perfect for walks in **silence and greenery**. The complete range of services in the area will contribute to a happy lifestyle, while restaurants, cafes, shops, and sports grounds, including a **swimming stadium** or the **Žluté Lázně** complex, are within walking distance. Excellent access to the city center is provided by trams, and you can also use the **bike path along the Vltava River**.

Floor area 81.5 m<sup>2</sup>, loggia 14.15 m<sup>2</sup>, cellar 5.2 m<sup>2</sup>.

For more information, please visit the project website [www.villagallery.cz](http://www.villagallery.cz).



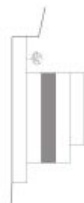
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 2.2 3+KK

2. NP

1	Předstíh	10,97 m <sup>2</sup>
2	WC	2,01 m <sup>2</sup>
3	Koupelna	7,64 m <sup>2</sup>
4	Obývací pokoj + kk	31,12 m <sup>2</sup>
5	Pokoj	10,08 m <sup>2</sup>
6	Ložnice	13,04 m <sup>2</sup>

Užitná plocha 74,86 m<sup>2</sup>  
Podlahová plocha 81,50 m<sup>2</sup>

7 Lodžie 14,15 m<sup>2</sup>

Celková plocha 95,65 m<sup>2</sup>

villa GALLERY

www.villagallery.cz

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

DEVELOPER  
**and**  
BY REAL ESTATE GROUP

info@villagallery.cz

+ (420) 724 551 238

\*Projekt Villa Gallery si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Celková plocha bytu je včetně ploch příček a vnitřních nosných stěn dle výkresu náčrtu 3/66/2013 Sp.