



Apartment Two-bedroom (3+kk)

Sold

95.6 m², Prague 4, Podolí, Ve Svahu





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| | |
|------------------|------------------------|
| Total area | 110 m ² |
| Floor area* | 96 m ² |
| Loggia | 14 m ² |
| Parking | 1 garage parking space |
| Garage | Yes |
| Cellar | 6 m ² |
| PENB | B |
| Reference number | 104755 |

This sunlit superior apartment with a loggia and a garage parking space 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.

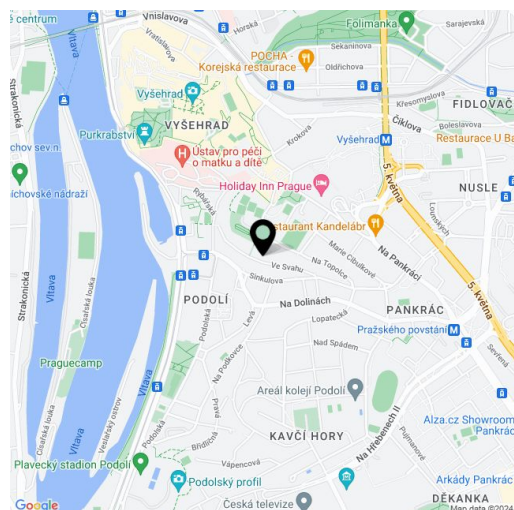
The practical layout of the 1st floor apartment consists of a living room with a preparation for a kitchen and access to the **loggia**, 2 bedrooms, a bathroom, a **walk-in wardrobe**, and an entrance hall with space for built-in wardrobe. The apartment comes with a spacious cellar.

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 95.6 m², loggia 14.02 m², cellar 5.79 m².

For more information, please visit the project website www.villagallery.cz.



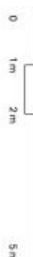
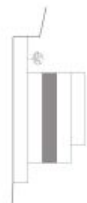
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 2.3 3+KK

2. NP

| | | |
|---|--------------------|----------------------|
| 1 | Předstíh | 11,40 m ² |
| 2 | Obyvací pokoj + Kk | 34,49 m ² |
| 3 | Šatna | 3,07 m ² |
| 4 | Ložnice | 13,56 m ² |
| 5 | Koupelna | 4,24 m ² |
| 6 | Šatna | 2,14 m ² |
| 7 | Koupelna | 7,90 m ² |
| 8 | Pokoj | 11,53 m ² |

| | |
|------------------|----------------------|
| Užitná plocha | 88,34 m ² |
| Podlahová plocha | 95,60 m ² |

| | | |
|---|--------|----------------------|
| 9 | Lodžie | 14,02 m ² |
|---|--------|----------------------|

| | |
|----------------|-----------------------|
| Celková plocha | 109,62 m ² |
|----------------|-----------------------|

villa GALLERY

www.villagallery.cz

svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

DEVELOPER
and
BYT DEVELOPMENT

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*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 návrhu 3/66/2013 Sp.