



## Apartment Two-bedroom (3+kk)

€ 876 749 | CZK 22 212 448

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





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Total area	110 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Loggia	14 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
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.

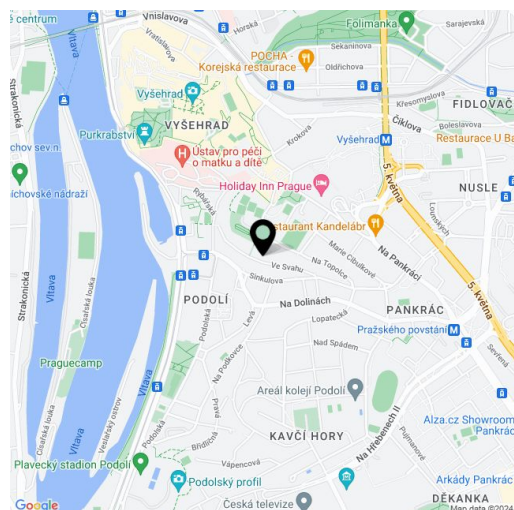
The practical layout of the 1st floor apartment consists of a living room with a preparation for a kitchen and access to the loggia, 2 bedrooms, a bathroom, a walk-in wardrobe, and an entrance hall with space for built-in wardrobe. The apartment comes with a spacious cellar.

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 m<sup>2</sup>, loggia 14.02 m<sup>2</sup>, cellar 5.79 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 2.3 3+KK

2. NP

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

Užitná plocha	88,34 m <sup>2</sup>
Podlahová plocha	95,60 m <sup>2</sup>

9	Lodžie	14,02 m <sup>2</sup>
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Celková plocha	109,62 m <sup>2</sup>
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villa GALLERY

www.villagallery.cz

svoboda&williams | CHRISTIE'S  
INTERNATIONAL REAL ESTATE

DEVELOPER  
**and**  
BYT DEVELOPMENT

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 přilek a vnitřních nosných stěn dle výkresu návrhu 3/66/2013 Sp.