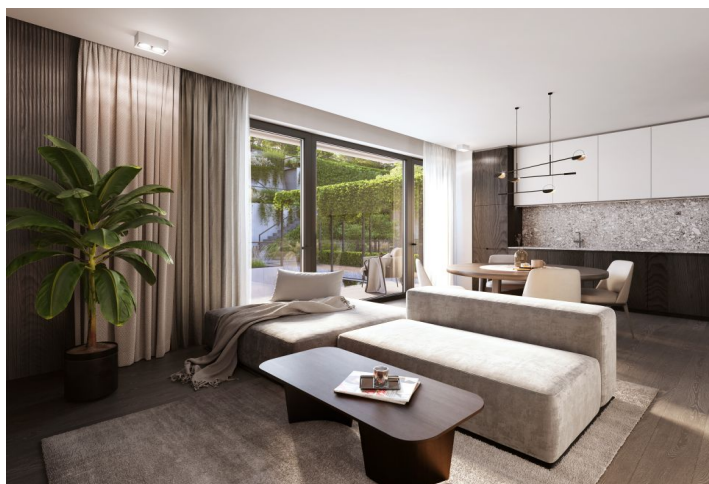




## Apartment One-bedroom (2+kk)

Sold

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





## Apartment One-bedroom (2+kk)

**Sold**56.4 m<sup>2</sup>, Praha 4, Podolí, Ve Svahu

Total area	71 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	104756

**This sunlit superior apartment with a balcony 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.**

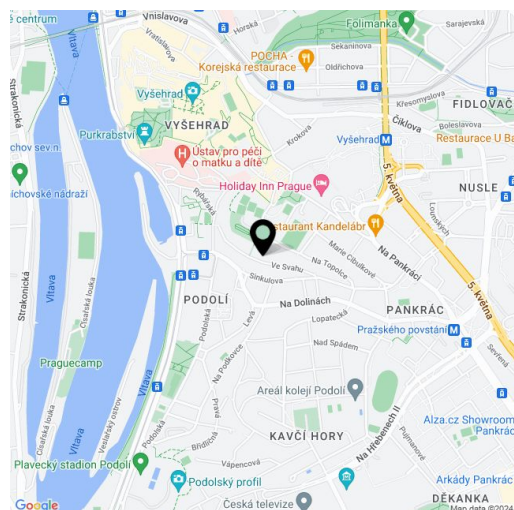
The practical layout of the 1st floor apartment consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom, and an entrance hall. Both rooms have access to a **balcony overlooking the garden**. The apartment comes with a spacious **cellar**.

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 56.4 m<sup>2</sup>, balcony 14.6 m<sup>2</sup>, cellar 5.6 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.

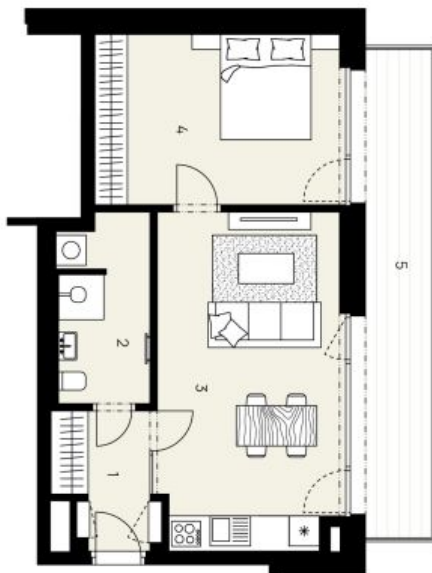
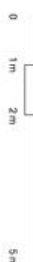
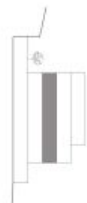




## Apartment One-bedroom (2+kk)

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

Sold



BYT 2.4 2+KK

2. NP

1	Předstíh	4,55 m <sup>2</sup>
2	Koupelna	6,50 m <sup>2</sup>
3	Obyvací pokoj + kk	24,61 m <sup>2</sup>
4	Ložnice	16,88 m <sup>2</sup>

Užitná plocha  
Podlahová plocha

52,64 m<sup>2</sup>  
56,40 m<sup>2</sup>

5 Balkon

14,16 m<sup>2</sup>

Celková plocha

70,56 m<sup>2</sup>

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 příček a vnitřních nosných stěn dle výkresu nálezem 356/2013 Sp.