



## Apartment Four-bedroom (5+kk)

Ask for price

250.8 m<sup>2</sup>, Prague 4, Podolí, Ve Svahu

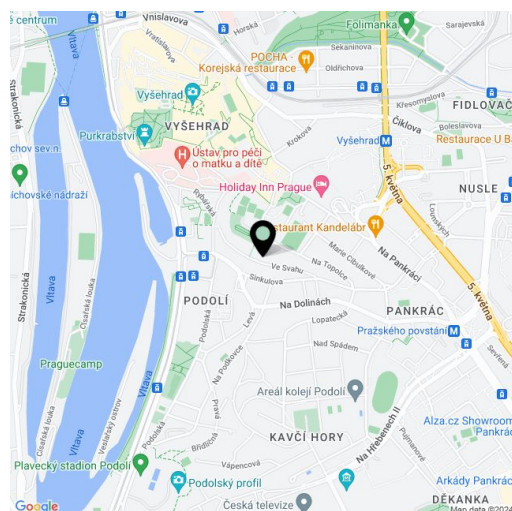




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Total area	402 m <sup>2</sup>
Floor area*	251 m <sup>2</sup>
Balcony	24 m <sup>2</sup>
Terrace	127 m <sup>2</sup>
Parking	3 garage parking spaces
Garage	Yes
Cellar	14 m <sup>2</sup>
PENB	B
Reference number	104759



\* 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.

This generously apportioned, high-standard apartment with two balconies, a one-hundred-meter terrace, a viewing terrace, and 3 garage parking spaces 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 generously conceived layout of the apartment on the 3rd floor consists of an over **90-meter living room** with a preparation for an open plan kitchen, 3 bedrooms, a study, a storage closet, and a spacious entrance hall. All bedrooms and 1 bathroom have access to the **balcony**, and the living room with a kitchen and dining room, 1 bedroom, and a study are connected to a **sunny terrace** surrounding the apartment on two sides. The apartment comes with a **spacious cellar storage unit**.

The top-of-the-line 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 250.8 m<sup>2</sup>, balconies 14.16 m<sup>2</sup> and 9.37 m<sup>2</sup>, terrace 101.52 m<sup>2</sup>, cellar 13.65 m<sup>2</sup>.

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



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BYT 4.1 5+KK

4. NP

1	Hala	25,26 m <sup>2</sup>
2	Obývací pokoj + kk	91,52 m <sup>2</sup>
3	Šatna	6,30 m <sup>2</sup>
4	WC	2,95 m <sup>2</sup>
5	Komora	2,09 m <sup>2</sup>
6	Koupelna	7,81 m <sup>2</sup>
7	Schodiště	7,89 m <sup>2</sup>
8	Pokoj	19,27 m <sup>2</sup>
9	Pokoj	19,61 m <sup>2</sup>
10	Šatna	14,27 m <sup>2</sup>
11	Koupelna	10,79 m <sup>2</sup>
12	Ložnice	17,19 m <sup>2</sup>
13	Pracovna	12,33 m <sup>2</sup>

Užitná plocha	237,28 m <sup>2</sup>
Podlahová plocha	250,80 m <sup>2</sup>

14	Balkón	14,16 m <sup>2</sup>
15	Balkón	9,37 m <sup>2</sup>
16	Terasa	101,52 m <sup>2</sup>
17	Výhledková terasa	25,97 m <sup>2</sup>

Celková plocha	401,82 m <sup>2</sup>
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**villa GALLERY** [www.villagallery.cz](http://www.villagallery.cz)

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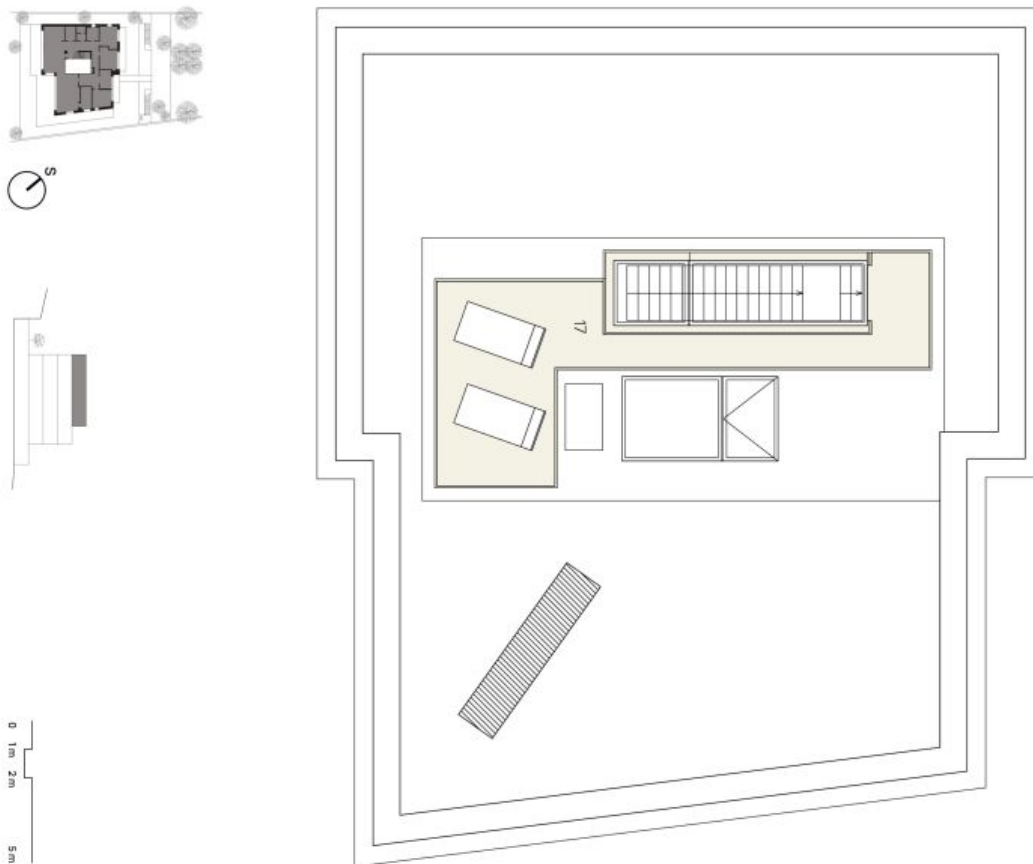
\*Projekt Villa Gallery si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Celková plocha bytu je včetně ploch přilek a vnitřních nosných stěn dle výhledového návrhu 3/66/2013 Sp.



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