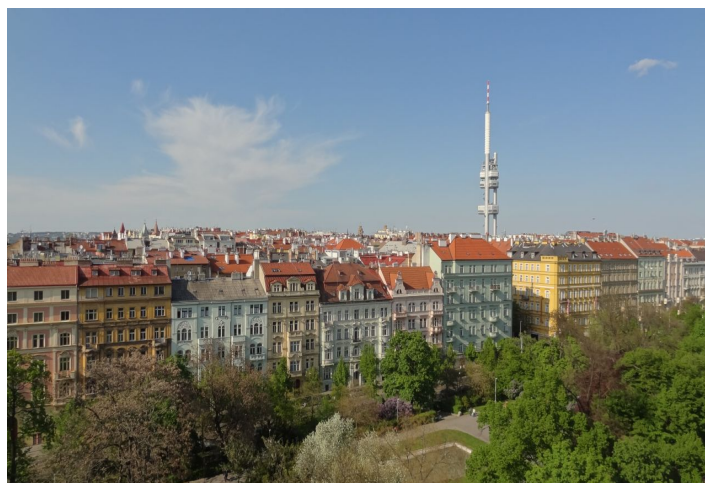




## Apartment Four-bedroom (5+kk)

Ask for price

179 m<sup>2</sup>, Praha 2, Vinohrady, Slezská





## Apartment Four-bedroom (5+kk)

Ask for price

179 m<sup>2</sup>, Praha 2, Vinohrady, Slezská

|                  |                              |
|------------------|------------------------------|
| Total area       | 194 m <sup>2</sup>           |
| Floor area*      | 179 m <sup>2</sup>           |
| Terrace          | 15 m <sup>2</sup>            |
| Parking          | Garage parking at extra cost |
| Garage           | Yes                          |
| Cellar           | Yes                          |
| PENB             | G                            |
| Reference number | 22709                        |

This new split-level attic flat with a terrace will be set on the 5th and 6th floors of a residential building with an elevator, situated directly opposite sady Svatopluka Čecha park. The apartment will be located in an attractive residential area, just a 3 minutes' walk from the metro and tram stops at Jiřího z Poděbrad square. Construction is scheduled for Q4 2016 - Q3 2017.

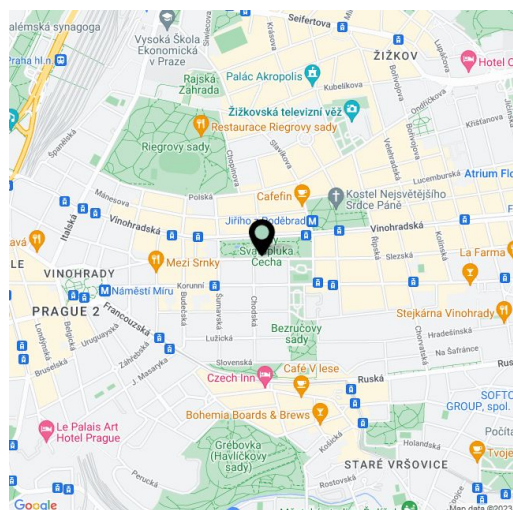
The lower floor will consist of 4 bedrooms, 2 bathrooms (bathtub, 2 sinks / shower, toilet, 2 sinks), separate toilet, utility room, and a hall with built-in wardrobes. The layout of the upper floor will offer a generous living room (67.2 m<sup>2</sup>) with kitchen and access to the **south-oriented terrace**, and a separate toilet.

The standard equipment of the apartment will include Quick Parquet two-layer oak floors, Impronta Italgraniti large format tiles, Schuco aluminum sliding glass walls and skylights with triple-glazing, Sapeli **interior doors with concealed hinges**, NEXT entrance door in highest security level, Baxi gas boiler, quality bathroom fixtures (e.g. Laufen, Grohe), audio entry phone, preparation for air-conditioning, white plasters, suspended plasterboard ceilings. The purchase price includes a **large cellar**. Possibility to purchase a **garage parking space** at extra cost.

**The building will be completely renovated along with the construction of the flat.**

Popular residential area within easy reach of downtown and within walking distance of Riegrový sady park. Full civic amenities in the area.

Interior 178.5 m<sup>2</sup>, terrace 15.4 m<sup>2</sup>, cellar 11.6 m<sup>2</sup>



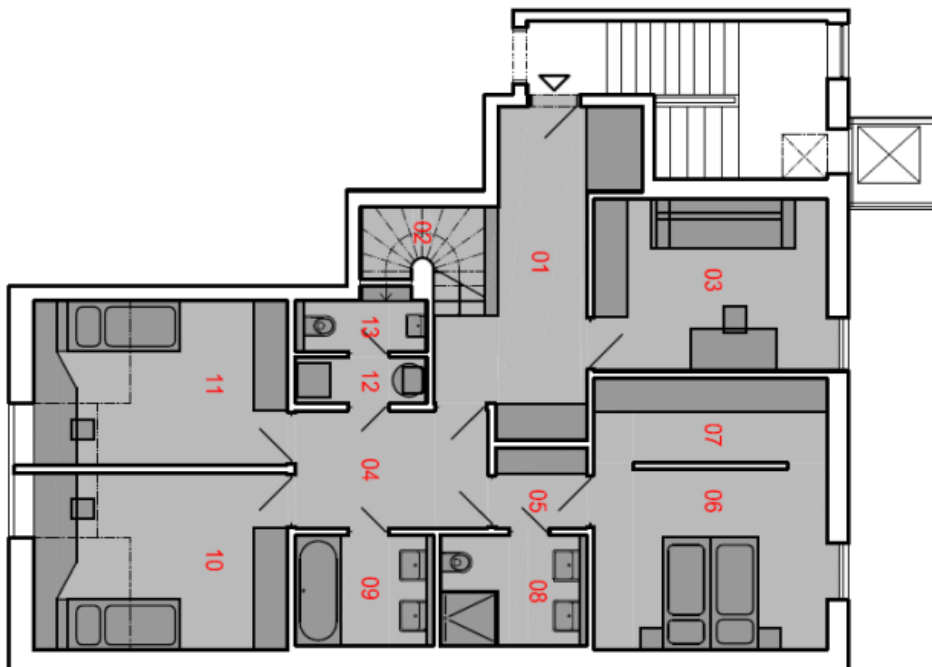
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



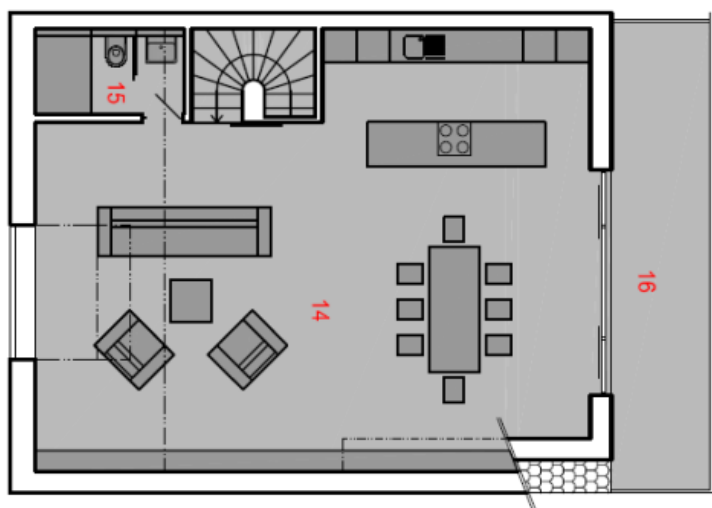
## Apartment Four-bedroom (5+kk)

179 m<sup>2</sup>, Praha 2, Vinohrady, Slezská

Ask for price



6. NP / 6TH FLOOR



7. NP / 7TH FLOOR