



## Apartment Four-bedroom (5+kk)

Ask for price

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





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Total area	187 m <sup>2</sup>
Floor area*	169 m <sup>2</sup>
Terrace	18 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	26164

**Newly emerging split-level attic flat with a terrace, set on the 6th and 7th floors of a residential building with an elevator, situated directly opposite sady Svatopluka Čecha park. Attractive residential area, just a 3 minutes' walk from the metro and tram stops at Jiřího z Poděbrad square.**

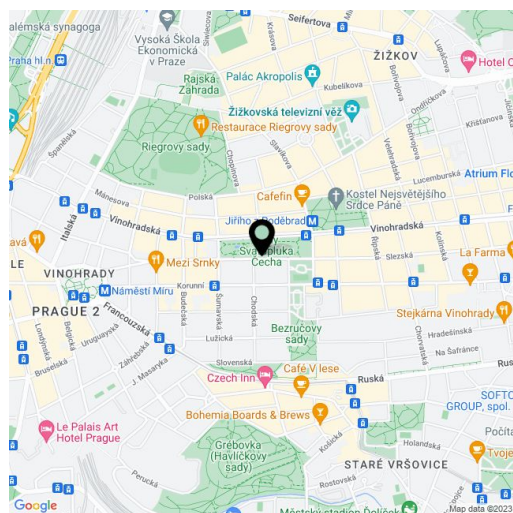
Construction is scheduled for Q4 2017 - Q3 2018.

The lower floor will consist of 4 bedrooms, 2 bathrooms (one w/ shower, toilet & two sinks, one w/ bathtub & sink), en-suite walk-in closet, utility room, and an entry hall. The layout of the upper floor will offer a generous living room (64,1 m<sup>2</sup>) with kitchen and dining area with access to the **spacious terrace**, and a separate toilet with sink.

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, Dextura **interior doors with concealed hinges**, NEXT entrance door of the highest security level, Baxi gas boiler, quality bathroom fixtures (e.g. Duravit), fittings Axor, audio entry phone, preparation for air-conditioning, white plasters, suspended plasterboard ceilings. The purchase price includes a **large cellar and a share in a large landscaped garden**. There is also a possibility to rent a garage (50 m).

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

Interior 168,8 m<sup>2</sup>, terrace 17,6 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.



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6. NP / 6TH FLOOR



7. NP / 7TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

01	CHODBA / CORRIDOR	13,00 m <sup>2</sup>
02	PRACOVNA / WORKROOM	15,40 m <sup>2</sup>
03	LOŽNICE / BEDROOM	14,00 m <sup>2</sup>
04	ŠATNA / CLOACKROOM	08,20 m <sup>2</sup>
05	KUPELNA / BATHROOM	05,90 m <sup>2</sup>
06	ŠATNA / CLOACKROOM	02,00 m <sup>2</sup>
07	CHODBA / CORRIDOR	03,90 m <sup>2</sup>
08	KUPELNA / BATHROOM	04,60 m <sup>2</sup>
09	LOŽNICE / BEDROOM	14,20 m <sup>2</sup>
10	LOŽNICE / BEDROOM	12,50 m <sup>2</sup>
11	SCHODIŠTĚ / STAIRCASE	04,50 m <sup>2</sup>
12	OBÝVACÍ POKOJ / LIVING ROOM	64,10 m <sup>2</sup>
13	WC / WC	02,60 m <sup>2</sup>
14	TERASA / TERRACE	17,60 m <sup>2</sup>
Σ	UŽITNÁ PLOCHA / USABLE AREA	164,90 m <sup>2</sup>
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	168,80 m <sup>2</sup>
Σ	TERASA / TERRACE	17,60 m <sup>2</sup>