



## Apartment Three-bedroom (4+kk)

Ask for price

172.7 m<sup>2</sup>, Prague 10, Vinohrady, Hradešinská

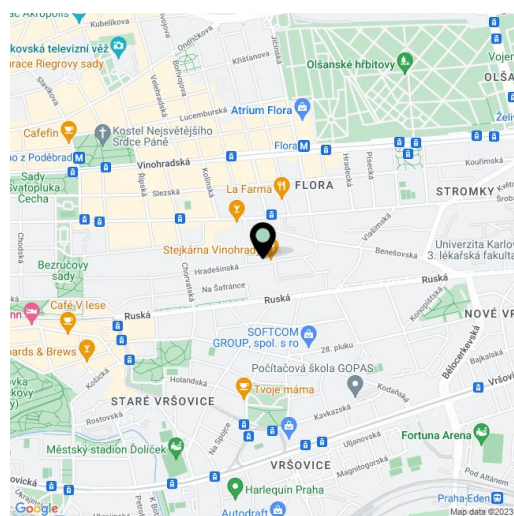




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Total area	173 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	B
Reference number	29319



\* 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.

As famous Czech writer Karel Čapek once said, "Our lives are formed on a thin line between what we want and what we must do." Writers, architects, journalists, and art critics have all influenced 1930s events, including construction, which is exactly why so many beautiful timeless buildings were built... places where you don't just live but where you really experience life.

The layout of the spacious 1st floor apartment offers a **generous west-facing living room** with an open plan kitchen and dining area, a master bedroom with a walk-in closet and a bright bathroom, a 2nd bedroom with an ensuite bathroom, a spacious foyer and hallway, 2 utility rooms, a bathroom, and a separate powder room.

The interior will include **solid oak parquet flooring** (in waxed oil), **large-format triple-glazed wooden windows with acoustic-insulation** and remote-controlled roller blinds, high-quality interior doors, a security entrance door (class 3), a controlled ventilation system with a **regeneration unit**, Laufen, Roca, and Aquatek sanitary ware, and a preparation for an intelligent home system. The apartment comes with a **cellar unit**, garage parking spaces are offered for an additional price. The exceptional **energy-saving apartment building with a reception**, elevator, camera system, and security is **completely wheelchair accessible**. By a simple modification by adding a partition, the layout can be changed to a 3-bedroom (see the plan).

Vinohrady - Art Nouveau and modern villas on one side, a noble villa on the other. A location where many prominent personalities of the 1930s lived, including the Čapek Brothers. Extensive green spaces can be found in the area including the **Havlíčkovy sady (Grébovka)** and **Riegrový sady** parks and perfect infrastructure including a dense urban transport network. Within walking distance, there are several kindergartens and primary schools, theaters, restaurants, cafes and bistros, a number of small shops and a large shopping center, and the farmers markets at **Jiřího z Poděbrad Square**. The center is just a few minutes away by metro and tram.

Total area 172.7 m<sup>2</sup>. Photographs were taken in the project's show flat.

**For further information (about other units as well), please contact our office.**

In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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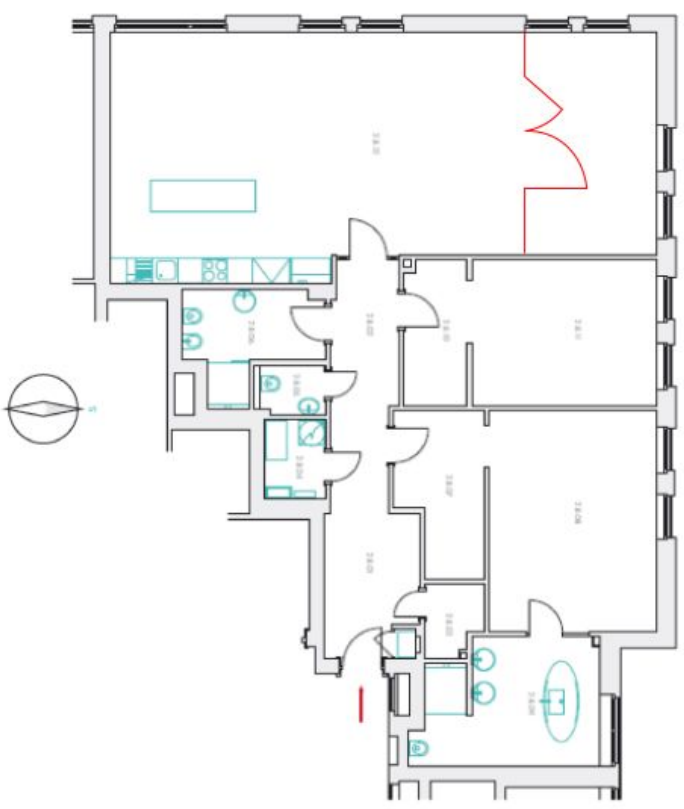
# KRÁLOVSKÉ VINOHRADY

## ulice Hradešinská

**BYT Č. 8**

3+KK, plošná výměra bytu 172,7 m<sup>2</sup>  
3 parkovací místa v podzemní garáži,  
sklep

**TECHNICKÉ INFORMACE**



2.8.01	VSTUPNÍ HALA	7,90
2.8.02	CHODBA	9,60
2.8.03	KUCHYŇKA	2,35
2.8.04	TECHNICKÁ MÍSTNOST	2,85
2.8.05	WC	1,00
2.8.06	KOUPELNA	6,90
2.8.07	ŠATNA	7,60
2.8.08	POKJ. LOŽNICE	21,30
2.8.09	KOUPELNA	12,45
2.8.10	ŠATNA	5,35
2.8.11	POKJ.	15,40
2.8.12	POKJ. + KLIMATIZACE KOUT	72,85

podl. plocha [m<sup>2</sup>]

