



## Apartment Two-bedroom (3+kk)

Ask for price

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





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Total area	191 m <sup>2</sup>
Garden	156 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29423

As famous Czech writer Karel Čapek once said, "God, what a simple recipe for a happy life - do what you do with passion." 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.

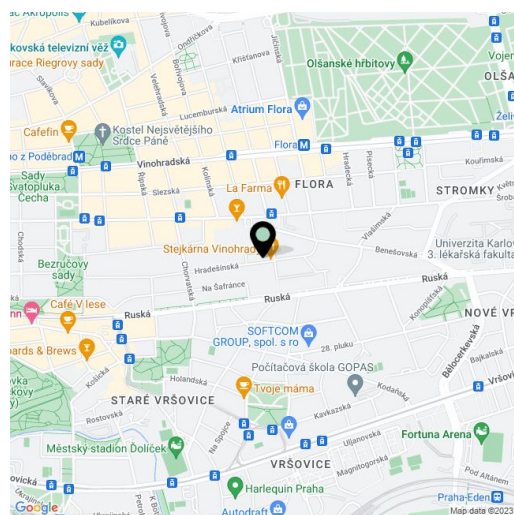
The layout of the **southwest-facing garden apartment** on the entry-level offers a study / first bedroom, a bathroom, a gallery, and a hall. At the garden level, there is a generous living room with an open plan kitchen, a dining room and garden entrances, a second bedroom with an en-suite bathroom and a walk-in closet, a hall, 2 utility rooms, 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**.

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 **Riegrovy 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 190.9 m<sup>2</sup>, garden 156 m<sup>2</sup>. Completion planned for Q2 / 2019.

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



\* 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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# KRÁLOVSKÉ VINOHRADY

## ulice Hradešinská

**BYT Č. 4**

3+KK, plošná výměra bytu 190,9 m<sup>2</sup>  
3 parkovací místa v podzemní garáži  
sklep, zahrada k bytu 156 m<sup>2</sup>

### TECHNICKÉ INFORMACE

První patro		podl. plocha [m <sup>2</sup> ]
1.401	VSTUPNÍ HALA	605
1.402	CHODBA + GAJDEK	773
1.403	BYT, SCHODIŠTĚ, SAMENCO, LEP. LEP.	800
1.404	POKOID./FRACOVNA	1530
1.405	KOUPELNA	440
Spodní patro		
0.401	CHODBA	14,65
0.401a	SCHODIŠTĚ/VÝŠKALA - NODĚVA	1,40
0.402	KOMNATA	11,75
0.403	TECHNICKÁ MÍSTNOST	5,65
0.404	WC	1,00
0.405	KANVA	636
0.406	POKOID. KOCHNICE	22,75
0.407	KUCHYNKA	11,00
0.408	POKOID. + KUCHYŇSKÝ KOUT	61,85