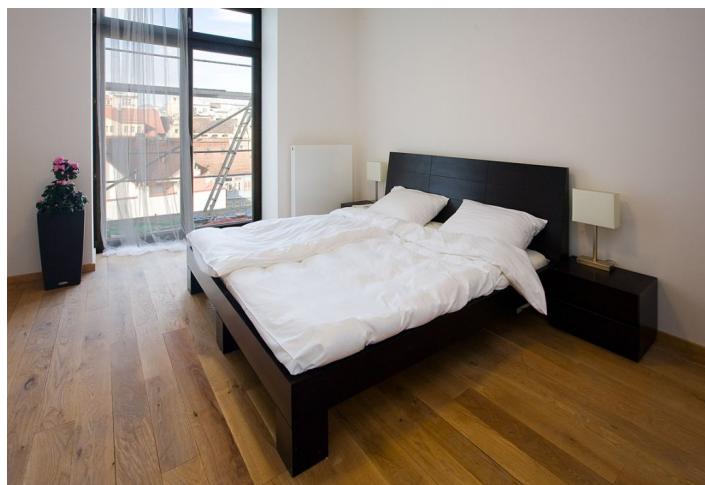
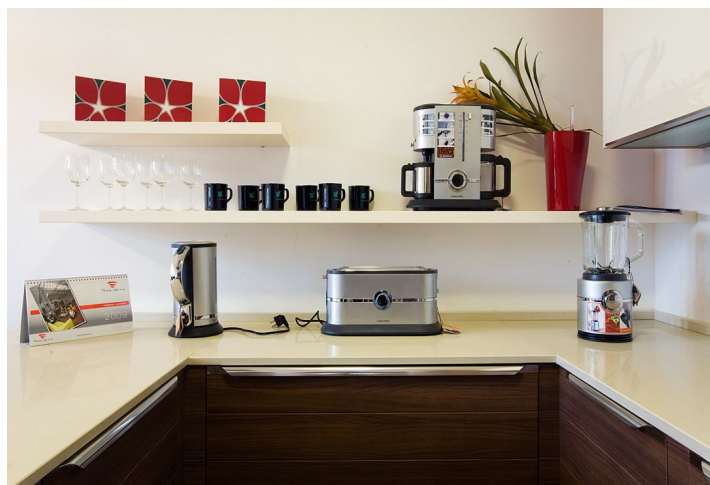
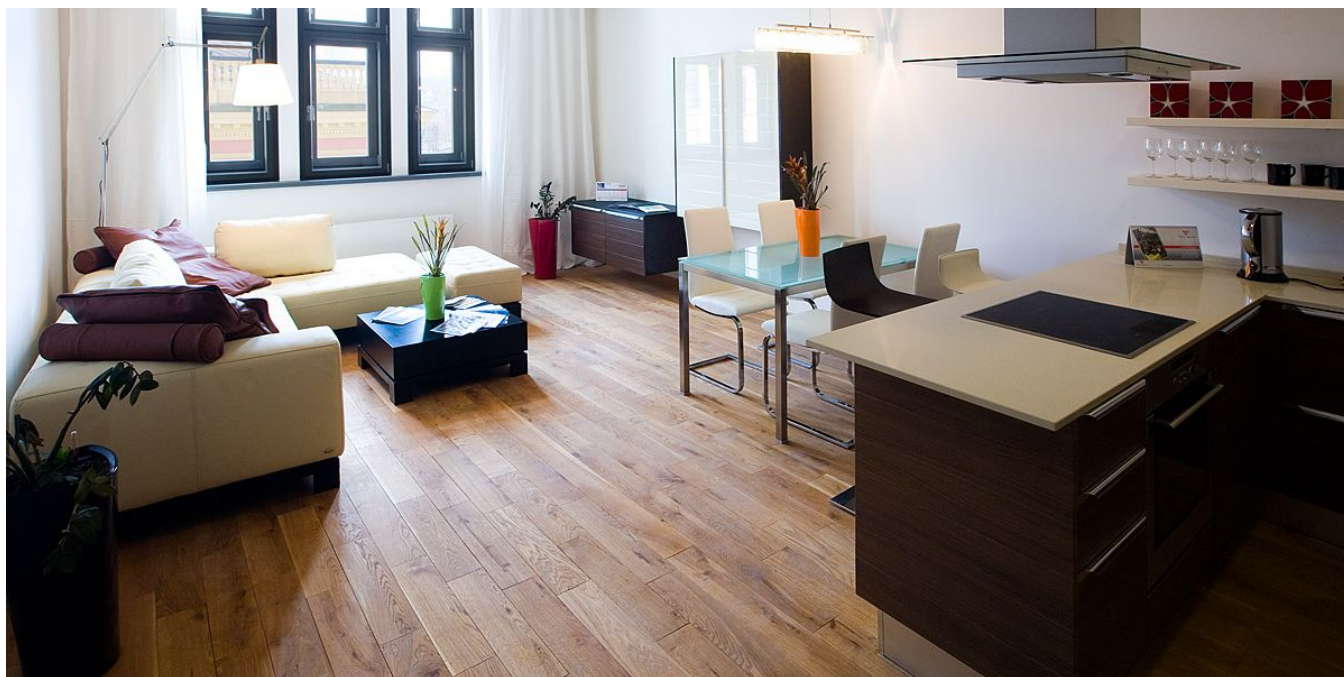




## Apartment Two-bedroom (3+kk)

€ 433 403 | CZK 10 837 250

92.3 m², Prague 2, Vyšehrad, Na Dekance





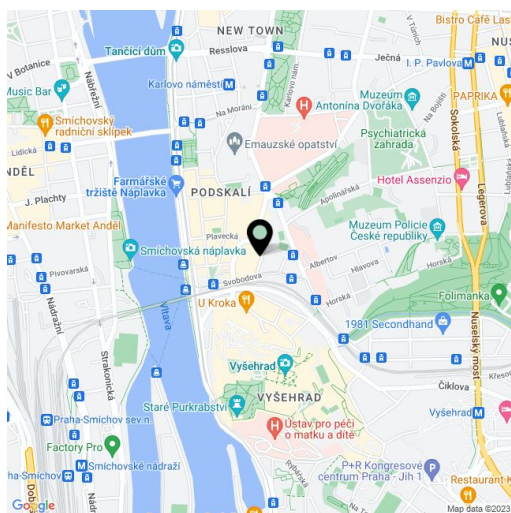
## Apartment Two-bedroom (3+kk)

€ 433 403 | CZK 10 837 250

92.3 m², Prague 2, Vyšehrad, Na Dekance

Total area	101 m²
Floor area*	92 m²
Balcony	9 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	3045

Spacious apartment on the 4th floor of a refurbished impressive Art Nouveau printing factory from 1906. Magnificent location boasting the Vltava embankment, the Vysehrad Castle or Folimanka Park in the immediate neighborhood, first class public transportation, easy access to sports activities in Podoli, Zlute lazne. This apartment offers bright open plan living, dining and kitchen area with oversized windows. From both bedrooms there is access to the balcony with the view to the common garden, 2 bathrooms (1 private). Although the apartment standards match the overall high quality of the residence, the final look of the interiors can be designed according to the buyers' individual wishes. Solid parquet floors, bathroom fixtures and fittings from Newform, Hansgrohe and Kaldewei, oversized doors with oak surface (90 or 80 x 220 cm), Casa dolce casa Italian tiles, video intercom, high speed Internet connection; optional air-conditioning and underfloor heating. The four star hotel next door will enable the residents to use modern hotel services including restaurants, bars, wellness, fitness and cleaning services. The purchase price is final and comes with a private cellar (2,36 m²) and 1 parking space. Apartment 93 m², balconies 8,7 m². Prices are without



\* 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.