



Apartment Three-bedroom (4+kk)

€ 673 460 | CZK 16 641 200

152.4 m², Prague 2, Vyšehrad, Na Dekance





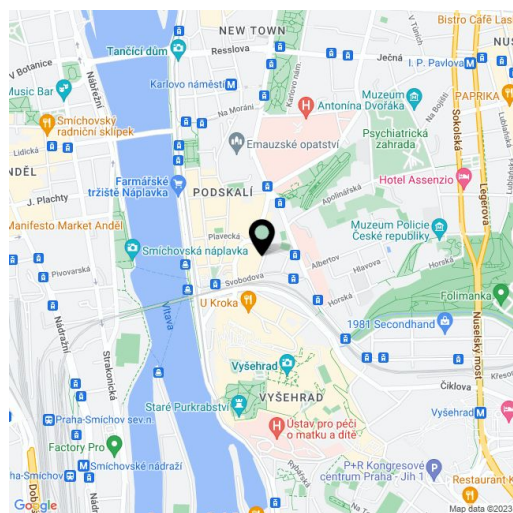
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Total area	161 m²
Floor area*	152 m²
Balcony	9 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	3052

Nice apartment with a functional design, with east facing windows and two west oriented balconies on the 4th floor of an impressive refurbished 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 facilities in Podoli, Zlute lazne. This unit offers bright open plan living, dining and kitchen area with direct access to the balcony, sunlit through the windows facing the east, 3 bedrooms, and 2 bathrooms (one en-suite). There is sufficient space in the foyer and hallway for a closet. Although the apartment standards match the overall high quality of the residence, the final look of the interiors can be designed according to the buyer's individual wishes. Oak parquet floors, bathroom fixtures and fittings from Newform, Hansgrohe and Kaldewei, oversize doors with oak veneer (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 2 parking spaces. Apartment 152,5 m², balconies 8,6



* 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.