



Apartment Four-bedroom (5+kk)

Sold

132 m², Prague 3, Vinohrady, Přemyslovská





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Total area	135 m ²
Floor area*	132 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	32454

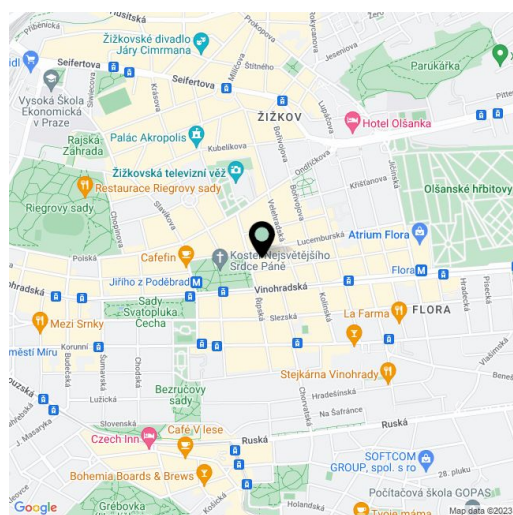
This spacious, airy family apartment with an east-facing balcony is being built on the 4th floor of a reconstructed corner Art Nouveau building that boasts a prestigious address right on Jiřího z Poděbrad Square. Everything you need is within walking distance; the city center is a few minutes' drive away.

The layout will consist of a living room with a kitchen and a dining area, a bedroom with an en-suite bathroom, 3 more bedrooms, 2 bathrooms, a guest toilet, an entrance hall, and a corridor. The east-facing bedroom will have access to a **balcony** that faces a **landscaped courtyard** with **mature trees**. Large-format atelier windows in the living room and master bedroom provide unobstructed views of the monumental Church of the Sacred Heart by architect Josip Plečnik.

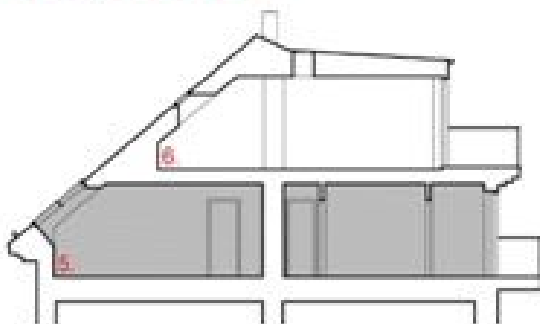
The apartment will be handed over in a standard that includes, among other things, **aluminum atelier windows** and **Schüco glass walls**, **wooden windows** with triple-glazed panes, a NEXT security entry door (3rd safety class with 19 securing points), internal doors with concealed hinges and durable DEXTÜRA varnish, **wooden two-layer oiled floors**, Graniti Fiandre large-format tiles, Laufen, Hansgrohe, Grohe, and Hüppe sanitary ware, concealed radiators and hot-water underfloor heating and floor convectors connected to a Baxi gas boiler with a smart wireless room thermostat. There will be a **preparation for air conditioning** and a videophone. The unit comes with a **cellar**. The completion is scheduled for mid-2020.

The house is in a **sought-after location close to the city center**, which has a wide range of excellent services, perfect transport accessibility, and a number of parks. In close proximity, there is a post office, a supermarket, ATMs, cafes, restaurants and other services, including several kindergartens and elementary schools. Wenceslas Square is just a 5-minute metro or tram ride away. There are well-kept parks in the area, the largest of which is **Riegrový Sady Garden** with a playground, a garden restaurant, and a sports area with an indoor pool.

Total area 131.9 m², balcony 3 m², cellar 5.8 m².



* 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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01	CHODBA / CORRIDOR	09.10 m ²
02	WC / WC	01.70 m ²
03	KOUPELNA / BATHROOM	03.80 m ²
04	LOŽNICE / BEDROOM	15.10 m ²
05	OBÝVACÍ POKOJ / LIVING ROOM	37.50 m ²
06	CHODBA / CORRIDOR	09.20 m ²
07	LOŽNICE / BEDROOM	11.90 m ²
08	KOUPELNA / BATHROOM	03.20 m ²
09	WC / WC	02.20 m ²
10	LOŽNICE / BEDROOM	13.40 m ²
11	LOŽNICE / BEDROOM	11.60 m ²
12	ŠATNA / CLOACROOM	03.30 m ²
13	BALKON / BALCONY	03.00 m ²
1	UŽITNÁ PLOCHA / USABLE AREA	122.00 m²
2	PODLAHOVÁ PLOCHA / FLOOR AREA*	131.90 m²
3	BALKON / BALCONY	03.00 m²

* bez kotelny a přístků (příloha č. 366/2013 Sb.Nařízení vlády o správně některých občanských soukromých a bytových spolusměstřích)

* without a chimney and partition walls (příloha č. 366/2013 Sb.Nařízení vlády o správně některých občanských soukromých a bytových spolusměstřích)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 150 mm.
Usable space under the sloping structure is counted from the height of 150 mm.

Podlahová plocha pod šikmou střešní je započtena od výšky 150 mm.
Floor space under the sloping roof is counted from the height of 150 mm.