



## Apartment Three-bedroom (4+kk)

Ask for price

114 m<sup>2</sup>, Prague 3, Vinohrady, Přemyslovská





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Total area	117 m <sup>2</sup>
Floor area*	114 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
PENB	G
Reference number	32456

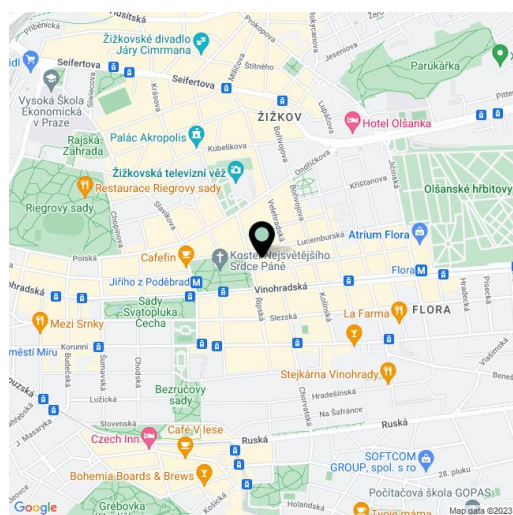
This spacious, airy family apartment with a balcony is being built on the 4th floor of a reconstructed corner Art Nouveau building that boasts a prestigious address right on Jiřího z Poděbrad Square. The location provides a high level of services, fast reach of the city center, and proximity to parks.

The layout will consist of a more than **40-meter living space** with a kitchen and a dining room, 3 bedrooms, 2 bathrooms, and a foyer. 1 of the bedrooms will have access to a balcony facing a courtyard with mature trees.

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 114 m<sup>2</sup>, balcony 2.9 m<sup>2</sup>, cellar 5.1 m<sup>2</sup>.



\* 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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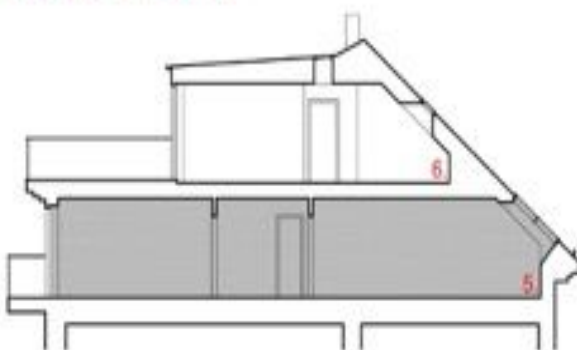
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5. NP / 5TH FLOOR



ŘEZ / SECTION



LEGENDA / LEGEND

01	CHODBA / CORRIDOR	09.30 m <sup>2</sup>
02	KOUPELNA / BATHROOM	03.00 m <sup>2</sup>
03	LOŽNICE / BEDROOM	13.60 m <sup>2</sup>
04	LOŽNICE / BEDROOM	17.20 m <sup>2</sup>
05	CHODBA / CORRIDOR	03.50 m <sup>2</sup>
06	KOUPELNA / BATHROOM	04.70 m <sup>2</sup>
07	LOŽNICE / BEDROOM	12.70 m <sup>2</sup>
08	OBÝVACÍ POKOJ / LIVING ROOM	43.90 m <sup>2</sup>
09	BALKON / BALCONY	02.90 m <sup>2</sup>
Σ	UŽITNÁ PLOCHA / USABLE AREA	107.90 m <sup>2</sup>
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	114.00 m <sup>2</sup>
Σ	BALKON / BALCONY	02.90 m <sup>2</sup>

\* bez kotelny a přístěk (zápis č. 366/2013) Sd.Nařízení vlády a úpravě některých částí kotelny s bytovým společenstvím)  
\* without a chimney and partition walls (zápis č. 366/2013) Sd.Nařízení vlády a úpravě některých částí kotelny s bytovým společenstvím)

Užitná plocha pod šikmou konstrukcí je započtena od výšky 750 mm.  
Usable space under the sloping structure is counted from the height of 750 mm.

Podlahová plocha pod šikmou střechou je započtena od výšky 750 mm.  
Floor space under the sloping roof is counted from the height of 750 mm.