svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Two-bedroom (3+kk)

117.7 m², Prague 2, Vyšehrad, Na Dekance

€ 586 807 | CZK 14 500 000

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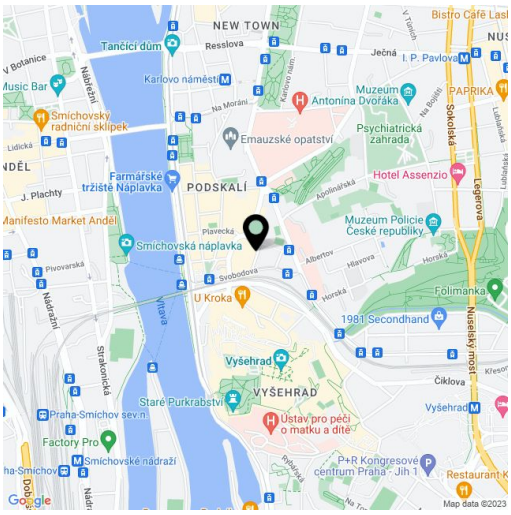
Total area	125 m²
Floor area*	118 m²
Balcony	7 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	3281



* 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.

Bright apartment 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 apartment offers bright open plan living, dining and kitchen area facing the north-west side, 2 bedrooms, 2 bathrooms and a entry hall with space for built-in wardrobe. The apartment is offered with all the luxury equipment and furnishings. 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 (in the bathrooms it comes in standard). 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. Size of the apt is 118,5 m² and balcony 7,3

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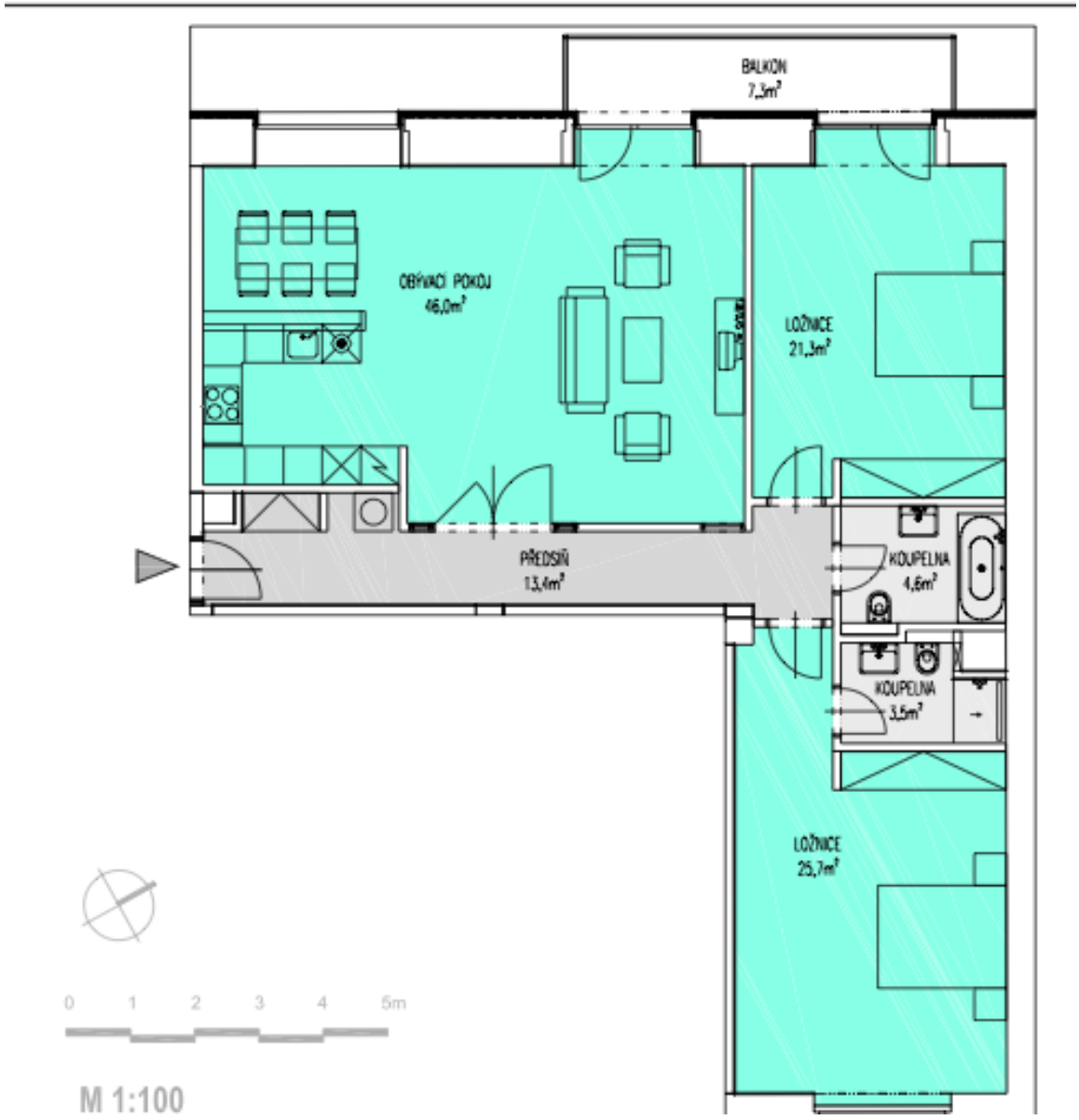

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