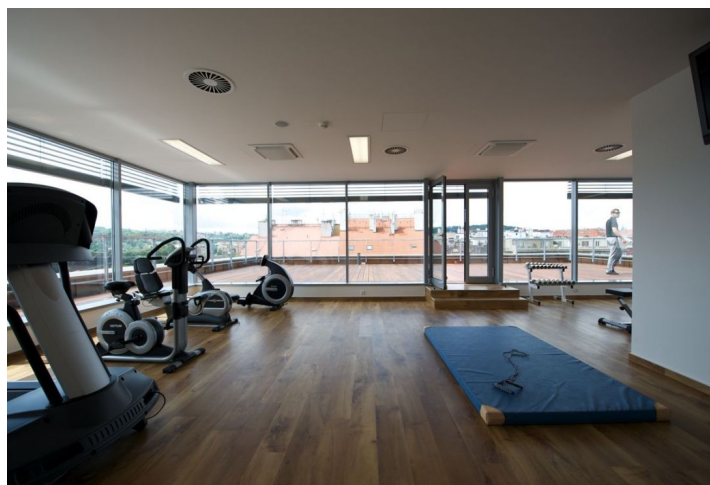
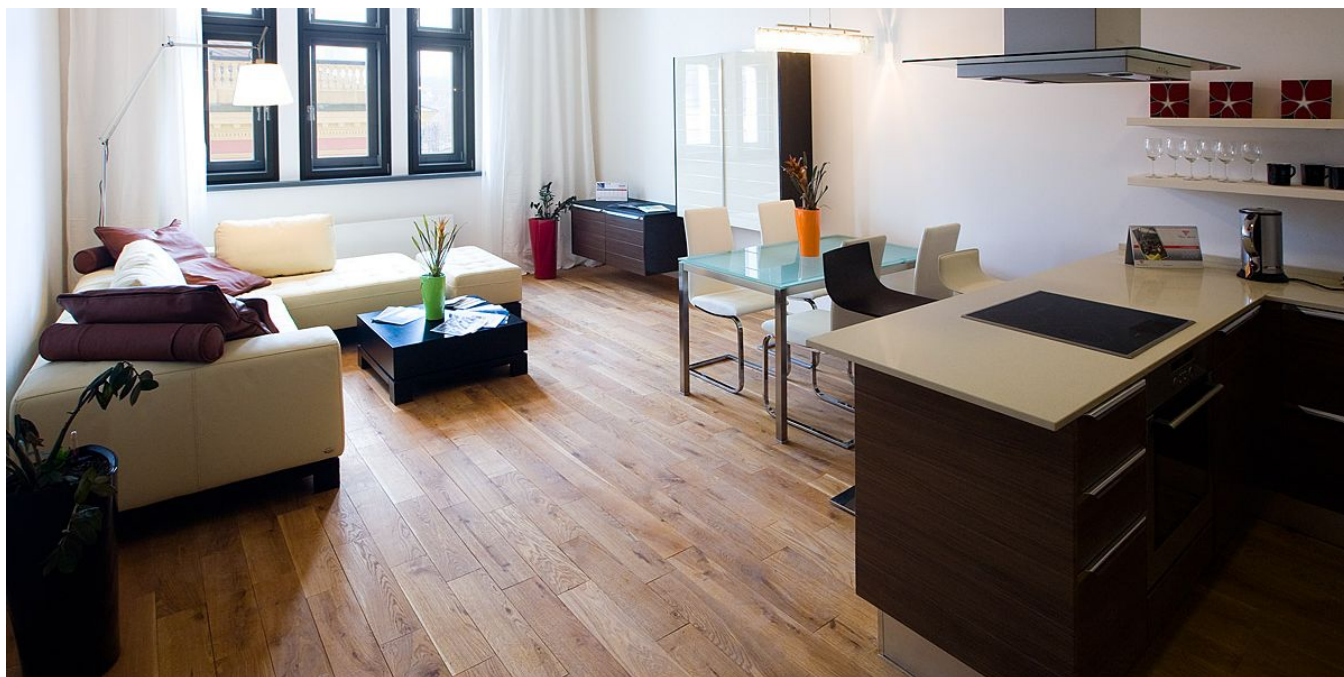




Apartment Three-bedroom (4+kk)

€ 586 716 | CZK 14 497 750

147.5 m², Prague 2, Vyšehrad, Na Dekance





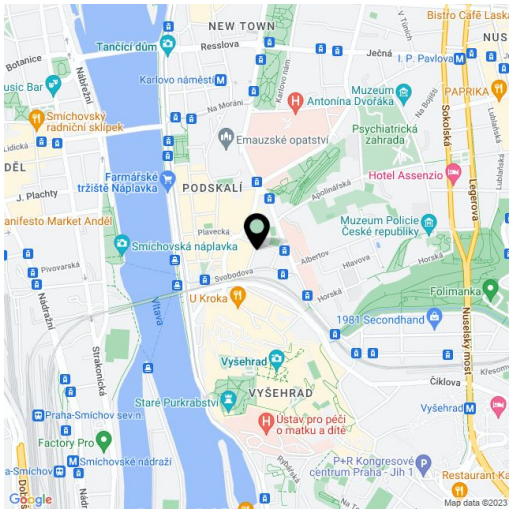
Apartment Three-bedroom (4+kk)

€ 586 716 | CZK 14 497 750

147.5 m², Prague 2, Vyšehrad, Na Dekance

Total area	195 m²
Floor area*	148 m²
Balcony	48 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	4379

Spacious apartment with a small private garden on the 1st 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 room with kitchen and access to the garden, 3 bedrooms, and 2 bathrooms (1 bathroom is en-suite). There is enough space in the entry hall to build 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. Solid 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 147,5 m², garden 47,5 m². Price is 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.



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2C01 _ 4+kk _ 2.NP | 1st floor



RESIDENCE
HERMITAGE



celková plocha | gross area **147,5 m²**
zahrada | garden **47,5 m²**

