



Apartment Two-bedroom (3+kk)

€ 616 026 | CZK 15 222 000

97.8 m², Prague 2, Vyšehrad, Na Dekance





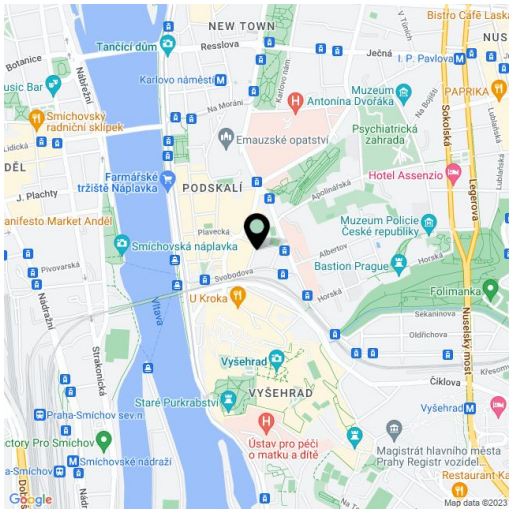
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Total area	134 m²
Floor area*	98 m²
Balcony	36 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	4391

Bright apartment with two terraces situated on the 6th floor of an impressive refurbished Art Nouveau printing factory from 1906. Magnificent location boasting the Vltava embankment, the Vyšehrad Castle or Folimanka Park in the immediate neighborhood, first class public transportation, and easy access to sports facilities in Podolí, Žluté lázně. This apartment offers bright open plan living, dining and kitchen area with direct access to the west oriented terrace, 2 east oriented bedrooms, en-suite bathroom, guest toilet and a spacious entry hall with space for built-in wardrobes. 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 underfloor heating. Air-conditioning has been installed. 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 (40 m²) and 1 parking space. Prices are without VAT. The interior is 98 m², the terraces are 36,2



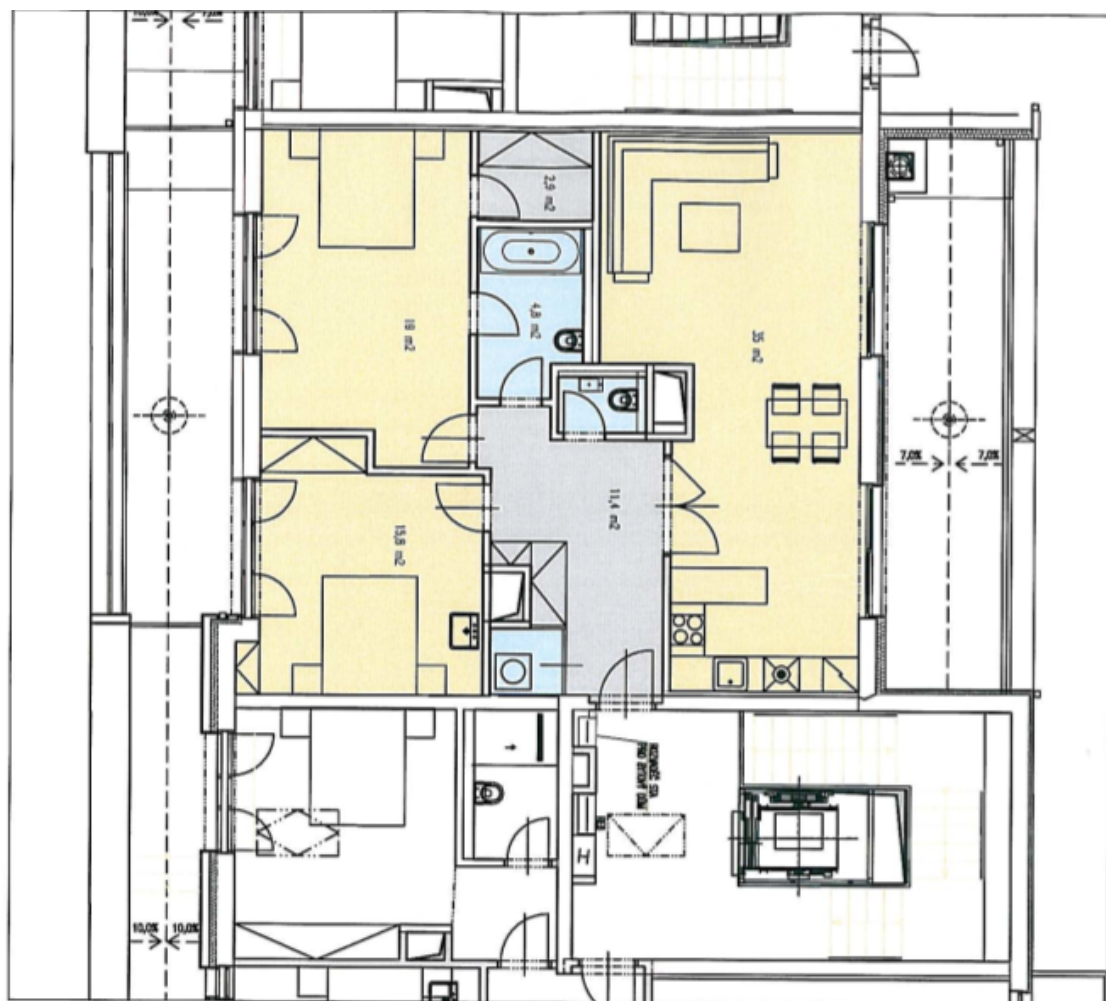
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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FLAT 6C02
97,5m²