

Apartment One-bedroom (2+kk)

Sold

51.2 m², Prague 4, Podolí, Ve Svahu



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| | |
|------------------|-------------------|
| Total area | 61 m ² |
| Floor area* | 51 m ² |
| Balcony | 10 m ² |
| Parking | 1 210 000 CZK |
| Garage | Yes |
| Cellar | 5 m ² |
| PENB | B |
| Reference number | 104752 |

This new high-standard apartment with a balcony and a garage parking space is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery is being built right next to the Podolské stairs between the Podolské embankment and Vyšehrad.

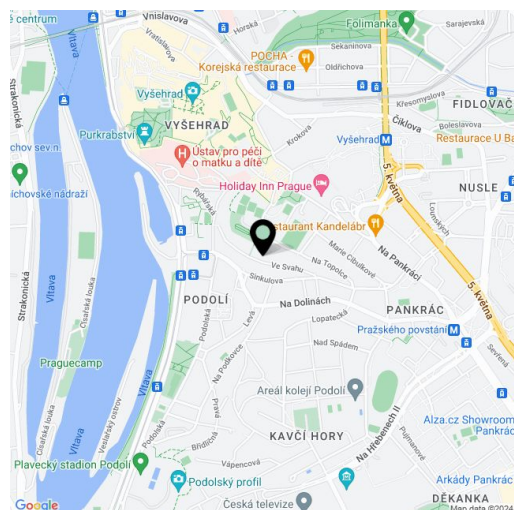
The practical layout of the 1st floor apartment consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom, and an entrance hall. Both rooms have access to a **balcony overlooking the garden**. The apartment comes with a spacious **cellar**.

The top standard facilities include three-layer Boen wooden floors (choice of 3 shades), large-area aluminum windows with triple glazing and exterior blinds, bathroom sanitary ware by quality brands, large-format Italgraniti Silver Grain floor and wall tiles, 2,200 mm high entrance safety fire doors, 2,400 mm high interior rebateless doors in white matt with black fittings, glazed doors in an aluminum frame, Jung designer switches and sockets, and a smart home system. Facilities also include central **HVAC with recovery and air-conditioning** with its own unit. At the client's request, a **unique architectural design from a renowned interior studio** can be purchased. The garden arrangements were designed by the **Flera studio** under the leadership of **Ferdinand Leffler** and the greenery will be complemented by **artistic elements by Jakub Flejšar**.

The place in which Villa Gallery is emerging is on a **southwesterly slope** rising towards **Vyšehrad**, on which mature orchards are spread, perfect for walks in **silence and greenery**. The complete range of services in the area will contribute to a happy lifestyle, while restaurants, cafes, shops, and **sports grounds**, including a **swimming stadium** or the **Žluté Lázně complex**, are within walking distance. Excellent access to the city center is provided by trams, and you can also use **the bike path along the Vltava River**.

Floor area 51.2 m², balcony 9.83 m², cellar 5.19 m².

For more information, please visit the project website www.villagallery.cz.



* 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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BYT 2.1 2+KK

2. NP

| | | |
|---|--------------------|----------------------|
| 1 | Předstíh | 6.57 m ² |
| 2 | Ložnice | 12.98 m ² |
| 3 | Obývací pokoj + kk | 23.22 m ² |
| 4 | Koupelna | 4.72 m ² |

| | |
|------------------|----------------------|
| Užitná plocha | 47.49 m ² |
| Podlahová plocha | 51.20 m ² |

| | | |
|---|--------|---------------------|
| 5 | Balkón | 9.83 m ² |
|---|--------|---------------------|

| | |
|----------------|----------------------|
| Celková plocha | 61.03 m ² |
|----------------|----------------------|

villa GALLERY www.villagallery.cz

EXKLUZIVNÍ ZASTOUPENÍ
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*Projekt Villa Gallery si vyhrazuje právo na změny. Veškeré materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Celková plocha bytu je včetně ploch příček a vnitřních nosných stěn dle vladního nařízení 366/2013 Sk.