



## Apartment One-bedroom (2+kk)

Ask for price

181 m<sup>2</sup>, Prague 10, Vinohrady, Hradešinská





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Total area	181 m <sup>2</sup>
Garden	191 m <sup>2</sup>
Parking	4 500 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29482

As famous Czech writer Karel Čapek once said, "God, what a simple recipe for a happy life - do what you do with passion." Writers, architects, journalists, and art critics have all influenced 1930s events, including construction, which is exactly why so many beautiful timeless buildings were built... places where you don't just live but where you really experience life.

The layout of this **southeast-facing garden apartment** will offer an entrance hall with a staircase at the entry level. At the garden level, there is a generous living room with an open plan kitchen, a dining room and garden access, a bedroom with an en-suite bathroom and a walk-in closet, a hallway, 2 utility rooms, and a separate powder room.

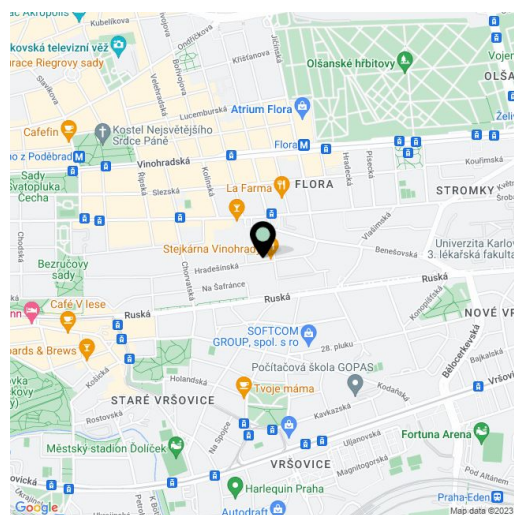
The interior will include **solid oak parquet flooring** (in waxed oil), **large-format triple-glazed wooden windows with acoustic-insulation** and remote-controlled roller blinds, high-quality interior doors, a security entrance door (class 3), a controlled ventilation system with a **regeneration unit**, Laufen, Roca, and Aquatek sanitary ware, and a preparation for an intelligent home system. Currently, it is possible for clients to make changes, including modifying the layout. The apartment comes with **3 garage parking spaces** and a **cellar unit**. The exceptional **energy-saving apartment building with a reception**, elevator, camera system, and security is **completely wheelchair accessible**.

Vinohrady - Art Nouveau and modern villas on one side, a noble villa on the other. A location where many prominent personalities of the 1930s lived, including the Čapek Brothers. Extensive green spaces can be found in the area including the **Havlíčkovy sady (Grébovka)** and **Riegrovy sady** parks and perfect infrastructure including a dense urban transport network. Within walking distance, there are several kindergartens and primary schools, theaters, restaurants, cafes and bistros, a number of small shops and a large shopping center, and the farmers' markets at **Jiřího z Poděbrad Square**. The center is just a few minutes away by metro and tram.

Total area 180.5 m<sup>2</sup>, garden 191 m<sup>2</sup>. Completion planned for Q2 / 2019.

**For further information (about other units as well), please contact our office.**

\* 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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KRÁLOVSKÉ VINOHRADY  
ulice Hradešinská

BYT Č. 2

2+KK, plošná výměra bytu 180,5 m²  
3 parkovací místa v podzemní garáži  
sklep, zahrada k bytu 191 m²

TECHNICKÉ INFORMACE

podl. plocha [m²]

Horní patro		
1.2.01	VSTUPNÍ HALA	8.45
1.2.02	BYT, SCHODIŠTĚ, ZÁMĚNO 1.PP., 1.NP	6.10
Spodní patro		
0.2.01	SCHODIŠŤOVÁ HALA	10.50
0.2.02	KOMORA	5.40
0.2.03	CHODBA	14.05
0.2.04	TECHNICKÁ MÍSTNOST	3.95
0.2.05	WC	1.05
0.2.06	ŠATNA	0.55
0.2.07	POKOJ, LOŽNICE	22.75
0.2.08	KOUPELNA	12.25
0.2.09	POKOJ + KUCHYŇSKÝ KOUT	83.60

