Apartment Two-bedroom (3+kk)

106 m², Prague 3, Vinohrady, Přemyslovská











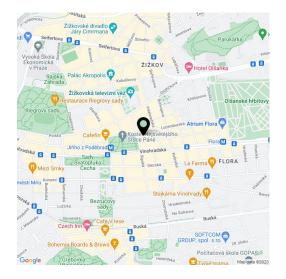
Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 13. 03. 2025, 16:32

Sold

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106 m², Prague 3, Vinohrady, Přemyslovská

Total area	126 m²	
Floor area*	106 m²	
Terrace	20 m²	
Parking	_	
Cellar	Yes	
PENB	G	
Reference number	32457	



* 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.

This spacious, airy apartment with a northeast-facing large terrace is situated on the 4th and 5th floors of a reconstructed corner Art Nouveau building with an elevator that boasts a prestigious address right on Jiřího z Poděbrad Square. A neighborhood with quick access to all services, the city center, and parks. The apartment has received final approval and will be handed over in a completed state by 11/2020.

The upper level consists of an almost **50-meter living space** with a kitchen, a dining area, and a **large terrace** facing a **quiet courtyard** with **mature trees**. There is also be a bedroom, a study, a bathroom, a corridor with **direct access from the elevator** (shared with a neighboring apartment), and a dressing room. On the lower level, there is a second entrance to the apartment, and a staircase leading to the living room.

The apartment will handed over in a standard that includes, among other things, **aluminum atelier windows** and **Schüco glass walls**, wooden windows with triple-glazed panes, a NEXT security entry door (3rd safety class with 19 securing points), internal doors with concealed hinges and durable DEXTÜRA varnish, wooden two-layer oiled floors, Graniti Fiandre large-format tiles, Laufen, Hansgrohe, Grohe, and Duravit sanitary ware, concealed radiators and hot-water underfloor heating and floor convectors connected to a Baxi gas boiler with a smart wireless room thermostat. There will be **a preparation for air-conditioning** and a videophone. The visualization of the bathroom exactly corresponds to reality (including the furniture). The unit comes with a **cellar. The common areas** of the building have been **renovated**. There is a possibility to rent **a parking space** for an indefinite period (CZK 2,500/parking space).

The building is in a sought-after location **close to the city center**, which has a wide range of excellent services, **perfect transport accessibility**, and a number of parks. In close proximity, there is a post office, a supermarket, ATMs, cafes, restaurants and other services, including several kindergartens and elementary schools. Wenceslas Square is just a 5-minute metro or tram ride away. There are well-kept parks in the area, the largest of which is **Riegrovy Sady Garden** with a playground, a garden restaurant, and a sports area with an indoor pool.

Total area 106 m², terrace 19.6 m², cellar 4.8 m².

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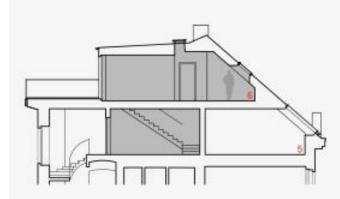
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ŘEZ / SECTION



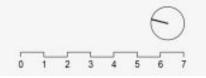
LEGENDA / LEGEND

M	PODLAHOVÁ PLOCHA / FLOOR AREA* TERASA / TERRACE	106.00	
Σ	UŽITNÁ PLOCHA / USABLE AREA	102.40	
09	TERASA / TERRACE	19.60	m
08	PRACOVNA / WORKROOM	12.10	m
07	WC / WC	01.80	185
06	CHOOBA/ CORREDOR	01.50	m
05	KOUPELNA / BATHROOM	10.80	m
04	LOŽNJCE / BEDROOM	19.30	115
03	OBÝVACÍ POKOJ / LIVING ROOM	45.10	m
02	SCHODIŠTĚ / STAIRCASE	05.30	m
01	CHODBA / CORRIDOR	06.50	m

Harhning and proving repolativestickvitri) sulf a chrimmey and partition valla (phopia 2, 306/2013 Sp. Natiberi Valdy o opravé nélitarych bost souvieejistich s stytovým spolusivetistkým)

Utitrial placts pod Bilkmoa konstrukci je započiena od výlky 750 mm. useble space under the sloping structure is counted from the height of 750 mm.

Podiatevé plothe pod šikmos střechos je započtene od výdky 758 mm. Roor spece under the sloping roof is counted from the height of 758 mm.



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