



Apartment Three-bedroom (4+kk)

Sold

156.7 m², Prague 4, Podolí, Ve Svahu





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Total area	335 m²
Floor area*	157 m²
Terrace	178 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	6 m²
PENB	B
Reference number	104750

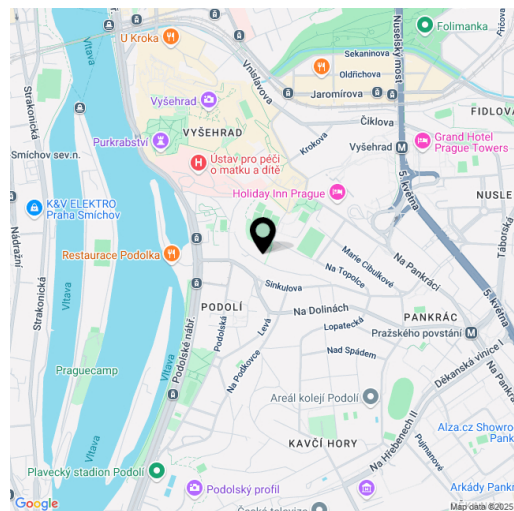
This new high-standard apartment with two terraces, more than 100 m² front garden, and 2 garage parking spaces is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery is being built right next to the Podolské stairs between the Podolské embankment and Vyšehrad.

The generously conceived layout of the apartment on the elevated ground floor consists of an almost 60-meter living room with a preparation for an open plan kitchen and access to the **south-facing terrace**, a master bedroom with a terrace, walk-in wardrobe, and en-suite bathroom, an additional 2 bedrooms, a storage closet, a central bathroom, a spacious hall, and a separate toilet and walk-in wardrobe by the entrance to the apartment. Access to the **garden** is possible from all bedrooms. The apartment comes with a **spacious cellar storage unit**.

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 156.7 m², exterior 178.14 m² of which terraces 25.53 m², 37.92 m², and garden 114.69 m²; cellar 6.38 m².



* 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.

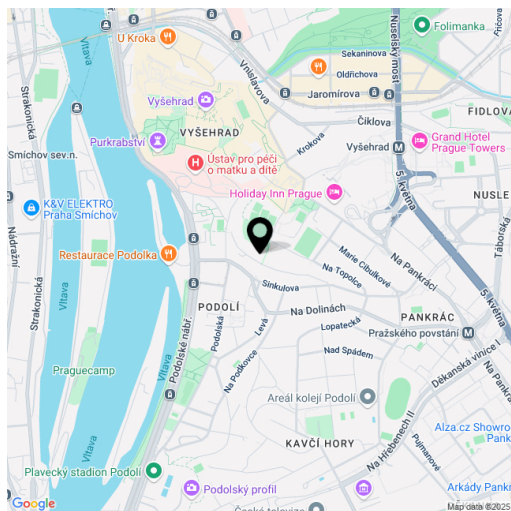


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BYT 1.1 4+KK

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1	Předsiň	14,76 m²
2	Šatna	2,81 m²
3	WC	2,57 m²
4	Komora	2,35 m²
5	Ložnice	13,70 m²
6	Šatna	7,27 m²
7	Koupelna	3,38 m²
8	Pokoj	14,08 m²
9	Pokoj	13,04 m²
10	Koupelna	10,11 m²
11	Obývací pokoj + kk	59,22 m²

Užitná plocha	143,27 m²
Podlahová plocha	156,70 m²

12	Terasa	25,53 m²
13	Terasa	37,92 m²
14	Předzahrádka, květníky	114,69 m²

Celková plocha	334,84 m²
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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 přilehk a vnitřních nosných stěn dle vladního nařízení 366/2013 Sb.