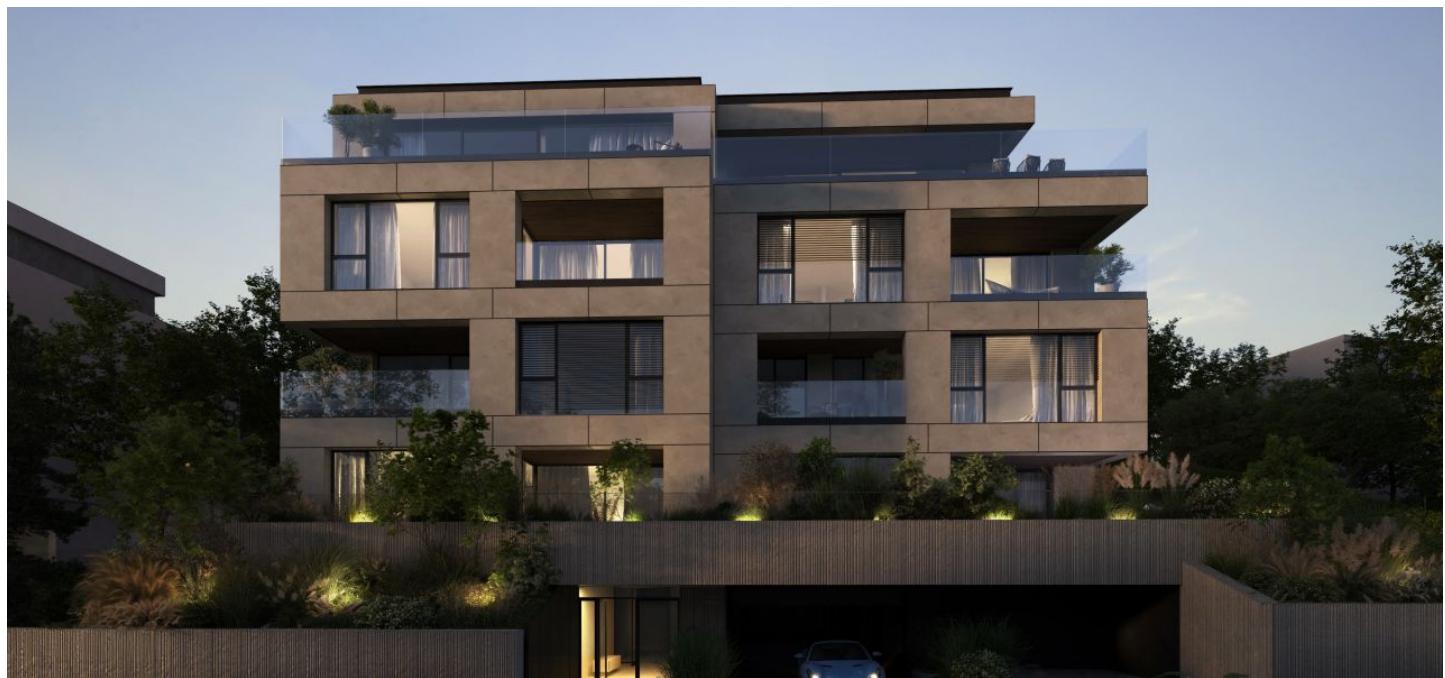




## Apartment Three-bedroom (4+kk)

Sold

156.7 m<sup>2</sup>, Prague 4, Podolí, Ve Svahu



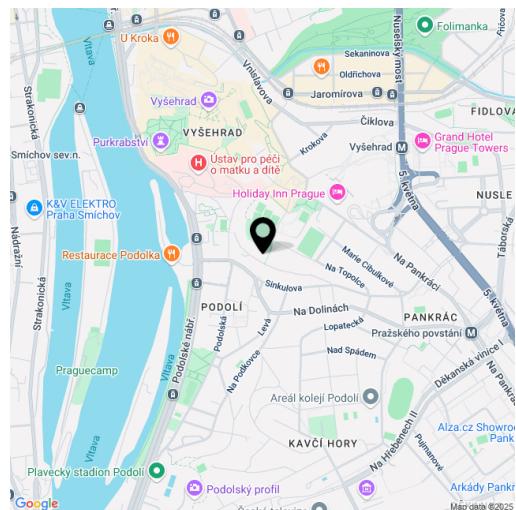


## Apartment Three-bedroom (4+kk)

Sold

156.7 m<sup>2</sup>, Prague 4, Podolí, Ve Svahu

Total area	335 m <sup>2</sup>
Floor area*	157 m <sup>2</sup>
Terrace	178 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	6 m <sup>2</sup>
PENB	B
Reference number	104750



\* 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 new high-standard apartment with two terraces, more than 100 m<sup>2</sup> 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 Flejsar**.

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 m<sup>2</sup>, exterior 178.14 m<sup>2</sup> of which terraces 25.53 m<sup>2</sup>, 37.92 m<sup>2</sup>, and garden 114.69 m<sup>2</sup>; cellar 6.38 m<sup>2</sup>.

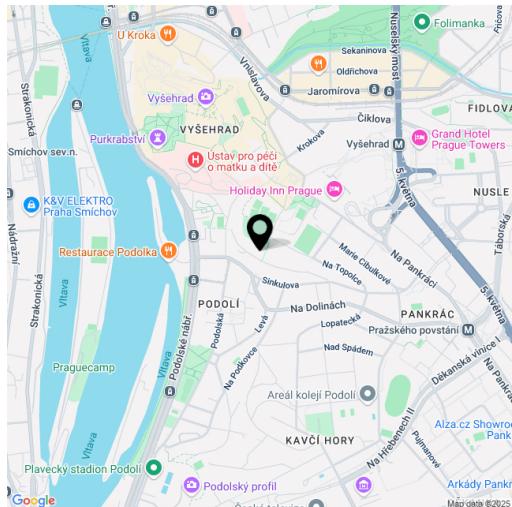


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Sold

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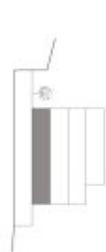
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## Apartment Three-bedroom (4+kk)

Sold

156.7 m<sup>2</sup>, Prague 4, Podolí, Ve Svahu



0 m  
2 m  
5 m

	I. NP
1 Předsíň	14,76 m <sup>2</sup>
2 Šatna	2,81 m <sup>2</sup>
3 WC	2,57 m <sup>2</sup>
4 Komora	2,33 m <sup>2</sup>
5 Ložnice	13,70 m <sup>2</sup>
6 Šatna	7,27 m <sup>2</sup>
7 Koupelna	3,38 m <sup>2</sup>
8 Pokoj	14,08 m <sup>2</sup>
9 Pokoj	13,04 m <sup>2</sup>
10 Koupelna	10,11 m <sup>2</sup>
11 Obývací pokoj + kk	59,22 m <sup>2</sup>
Užitná plocha	143,27 m <sup>2</sup>
Podlahová plocha	156,70 m <sup>2</sup>
12 Terasa	25,53 m <sup>2</sup>
13 Terasa	37,92 m <sup>2</sup>
14 Předzahrádka, květníky	114,69 m <sup>2</sup>
Celková plocha	354,84 m <sup>2</sup>

**villa GALLERY** [www.villagallery.cz](http://www.villagallery.cz)

EXKLUSIVNÍ ZASTOUPENÍ

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**and**  
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\*Projekt Villa Gallery si vymezuje přímo na změny, většině materiály a informace jsou pouze orientační. Součástí kupní ceny bytu není nábytek. Celková plocha bytu je včetně ploch příček a vnitřních nosníků stěn dle výčtu na měřítku 366/2013 SO.