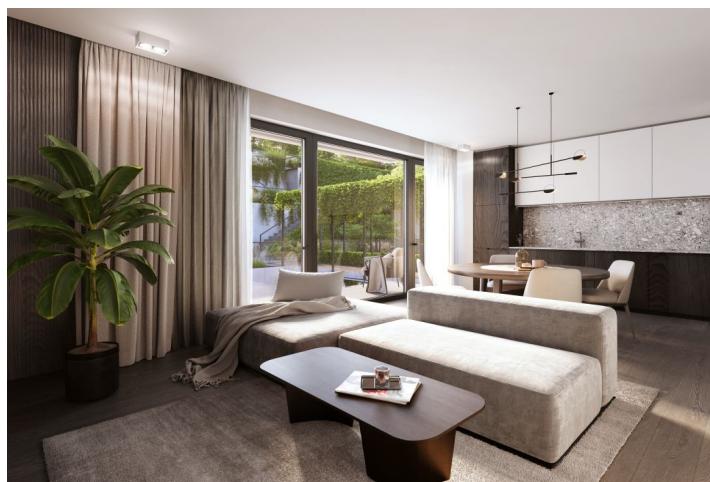




## Apartment Three-bedroom (4+kk)

Sold

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



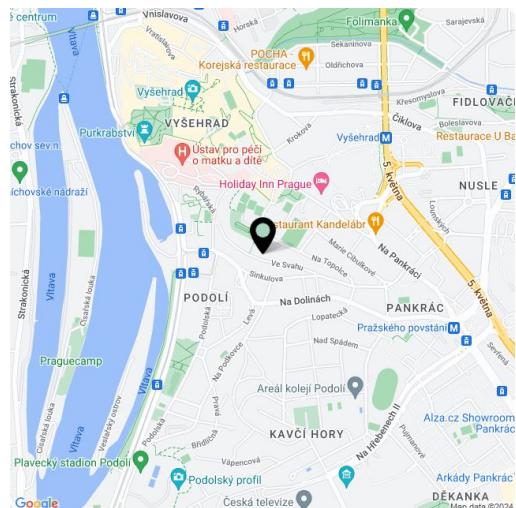


## Apartment Three-bedroom (4+kk)

Sold

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

Total area	302 m <sup>2</sup>
Floor area*	155 m <sup>2</sup>
Terrace	147 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	5 m <sup>2</sup>
PENB	B
Reference number	104751



\* 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 2 terraces, 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 **southeast-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 or terrace** 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 **Italgranit 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 Flešar**.

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 155.1 m<sup>2</sup>, exterior 146.77 m<sup>2</sup> of which terraces 26.59 m<sup>2</sup> and 18.46 m<sup>2</sup>, front garden 101.72 m<sup>2</sup>; cellar 5.31 m<sup>2</sup>.

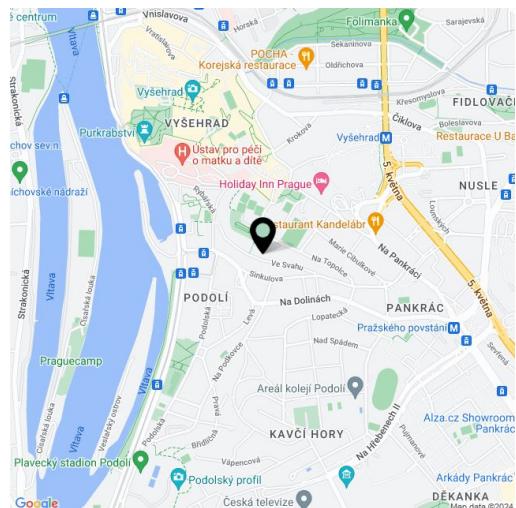


## Apartment Three-bedroom (4+kk)

Sold

155.1 m<sup>2</sup>, Prague 4, Podolí, Ve Svalu

Total area	302 m <sup>2</sup>
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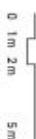
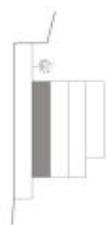
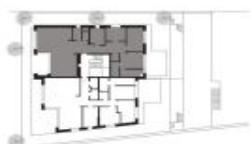
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment Three-bedroom (4+kk)

Sold

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



BYT 1.2 4+KK

I. NP

1	Předsíň	20,30 m <sup>2</sup>
2	Obývací pokoj + kk	57,65 m <sup>2</sup>
3	Šatna	3,64 m <sup>2</sup>
4	WC	1,83 m <sup>2</sup>
5	Koupelna	8,57 m <sup>2</sup>
6	Pokoj	10,30 m <sup>2</sup>
7	Pokoj	14,83 m <sup>2</sup>
8	Ložnice	14,31 m <sup>2</sup>
9	Šatna	6,10 m <sup>2</sup>
10	Koupelna	3,71 m <sup>2</sup>
11	Komora	1,97 m <sup>2</sup>
	Užitná plocha	143,50 m <sup>2</sup>
	Podlahová plocha	155,10 m <sup>2</sup>
12	Terasa	26,59 m <sup>2</sup>
13	Terasa	18,46 m <sup>2</sup>
14	Předzahrádka, květníky	10,72 m <sup>2</sup>
	Celková plocha	301,87 m <sup>2</sup>

Užitná plocha  
Podlahová plocha

20,30 m<sup>2</sup>  
57,65 m<sup>2</sup>  
3,64 m<sup>2</sup>  
1,83 m<sup>2</sup>  
8,57 m<sup>2</sup>  
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301,87 m<sup>2</sup>

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

EXKLUSIVNÍ ZASTOUPENÍ

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INTERNATIONAL REAL ESTATE

DEVELOPER

and

ALL RIGA DEVELOPMENT

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\*Projekt Villa Gallery si vymezuje právo na změny. Všechné materiály a informace jsou pouze orientační. Součástí kuponu ceny bytu může být Celková plocha bytu je včetně ploch přilehlých k vnitřním nosným stěnám včetně hranicen 366/2013 SO.