



## Apartment One-bedroom (2+kk)

Sold

51.2 m², Prague 4, Podolí, Ve Svahu





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Total area	61 m²
Floor area*	51 m²
Balcony	10 m²
Parking	1 garage parking space
Garage	Yes
Cellar	5 m²
PENB	B
Reference number	104752

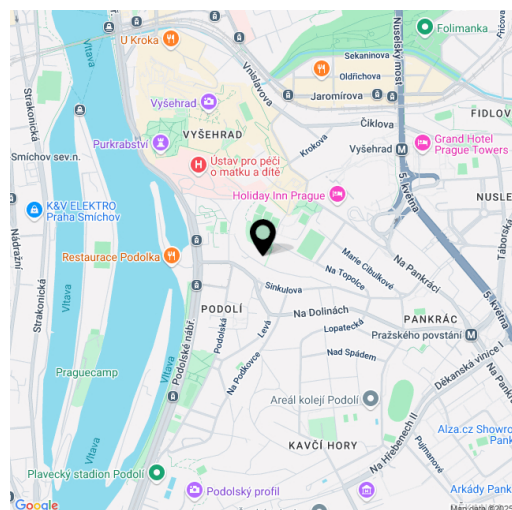
This new high-standard apartment with a balcony and a garage parking space is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery is being built right next to the Podolské stairs between the Podolské embankment and Vyšehrad.

The practical layout of the 1st floor apartment consists of a living room with a preparation for a kitchen, 1 bedroom, a bathroom, and an entrance hall. Both rooms have access to a **balcony overlooking the garden**. The apartment comes with a spacious **cellar**.

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 51.2 m², balcony 9.83 m², cellar 5.19 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.

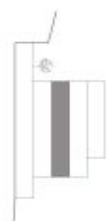




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BYT 2.1 2+KK

2. NP

1	Předstíh	6.57 m²
2	Ložnice	12.98 m²
3	Obývací pokoj + kk	23.22 m²
4	Koupelna	4.72 m²

Užitná plocha	47.49 m²
Podlahová plocha	51.20 m²

5	Balkón	9.83 m²
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Celková plocha	61.03 m²
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villa

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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 příček a vnitřních nosných stěn dle vladního nařízení 366/2013 Sb.