



## Apartment Two-bedroom (3+kk)

Sold

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



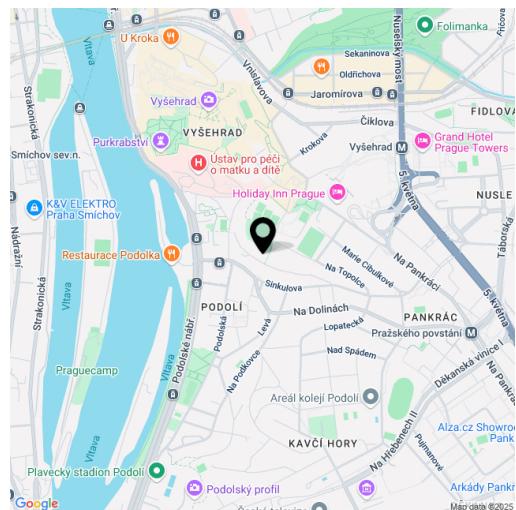


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|                  |                        |
|------------------|------------------------|
| Total area       | 96 m <sup>2</sup>      |
| Floor area*      | 82 m <sup>2</sup>      |
| Loggia           | 14 m <sup>2</sup>      |
| Parking          | 1 garage parking space |
| Garage           | Yes                    |
| Cellar           | 5 m <sup>2</sup>       |
| PENB             | B                      |
| Reference number | 104753                 |



\* 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 sunlit superior apartment with a south-west oriented loggia 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, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall with space for built-in wardrobe. All rooms have **access to a sunny loggia**. 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**.

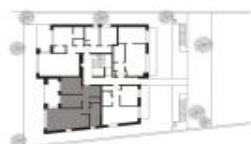
Floor area 81.5 m<sup>2</sup>, loggia 14.15 m<sup>2</sup>, cellar 5.2 m<sup>2</sup>.



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BYT 2.2 3+KK

2. NP

|   |                   |                      |
|---|-------------------|----------------------|
| 1 | Předsíň           | 10,97 m <sup>2</sup> |
| 2 | WC                | 2,01 m <sup>2</sup>  |
| 3 | Koupelna          | 7,64 m <sup>2</sup>  |
| 4 | Obývací pokoj +kk | 31,12 m <sup>2</sup> |
| 5 | Pokoj             | 10,08 m <sup>2</sup> |
| 6 | Ložnice           | 13,04 m <sup>2</sup> |
|   | Užitná plocha     | 74,86 m <sup>2</sup> |
|   | Podlahová plocha  | 81,50 m <sup>2</sup> |
| 7 | Lodžie            | 14,15 m <sup>2</sup> |
|   | Celková plocha    | 95,65 m <sup>2</sup> |

\*Projekt Villa Gallery si vyhrazuje právo na změny. Všechné materiály a informace jsou pouze orientační. Součástí kupní ceny bytu je včetně Celková plocha bytu je včetně ploch přilehlých k vnitřním nosným stěnám dle výdělku nařízení 366/2013 SO.

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

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