



Apartment One-bedroom (2+kk)

Sold

56.4 m², Prague 4, Podolí, Ve Svahu





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Total area	71 m ²
Floor area*	56 m ²
Balcony	14 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	6 m ²
PENB	B
Reference number	104756

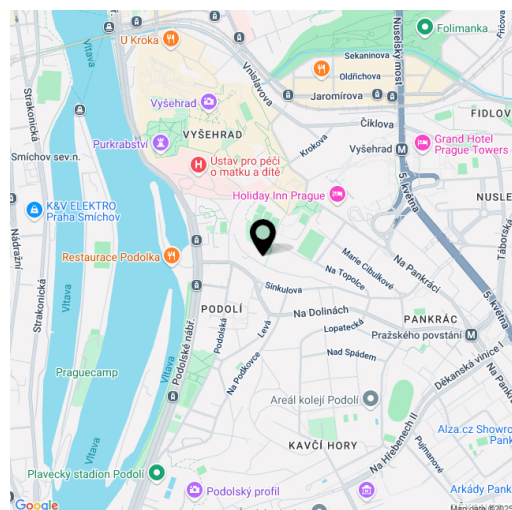
This sunlit superior apartment with a balcony and a garage parking space is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery is being 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 56.4 m², balcony 14.6 m², cellar 5.6 m².



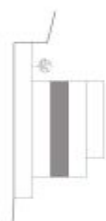
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 2.4 2+KK

2. NP

1	Předsíň	4,55 m ²
2	Koupelna	6,50 m ²
3	Obývací pokoj + kk	24,61 m ²
4	Ložnice	16,88 m ²

Užitná plocha	52,64 m ²
Podlahová plocha	56,40 m ²

5	Balkón	14,16 m ²
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Celková plocha	70,56 m ²
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villa GALLERY

www.villagallery.cz

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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.