



Apartment Three-bedroom (4+kk)

Sold

156.7 m², Prague 4, Podolí, Ve Svahu





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Total area	182 m²
Floor area*	157 m²
Balcony	12 m²
Loggia	13 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	11 m²
PENB	B
Reference number	104757

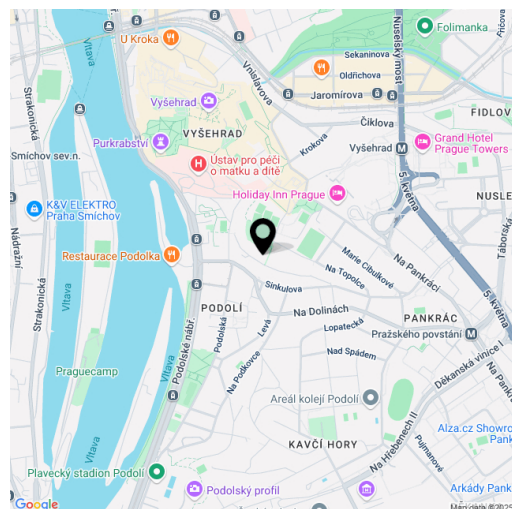
This new high-standard apartment with a balcony, loggia, and 2 garage parking spaces is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery is being built right next to the Podolské stairs between the Podolské embankment and Vyšehrad.

The generously conceived layout of the apartment on the 2nd floor consists of an almost **60-meter living room** with a preparation for an open plan kitchen and access to the **southeast-facing loggia**, 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 **balcony** is possible from 2 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 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 156.7 m², balcony 12.28 m², loggia 13.38 m², cellar 10.95 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 3.1 4+KK

3. NP

1	Předsiň	14,76 m²
2	Šatna	2,90 m²
3	WC	2,57 m²
4	Komora	2,33 m²
5	Ložnice	13,70 m²
6	Šatna	7,27 m²
7	Koupelna	4,40 m²
8	Pokoj	14,08 m²
9	Pokoj	13,04 m²
10	Koupelna	9,32 m²
11	Obývací pokoj + Kk	59,22 m²

Užitná plocha	143,59 m²
Podlahová plocha	156,70 m²

12	Balkón	12,28 m²
13	Ložžie	13,38 m²
Celková plocha		182,36 m²

villa GALLERY

www.villagallery.cz

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*Projekt Villa Gallery si vyhradzuje 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.