



Apartment Three-bedroom (4+kk)

Sold

155.1 m², Prague 4, Podolí, Ve Svahu





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Total area	181 m²
Floor area*	155 m²
Balcony	14 m²
Loggia	12 m²
Parking	2 garage parking spaces
Garage	Yes
Cellar	11 m²
PENB	B
Reference number	104758

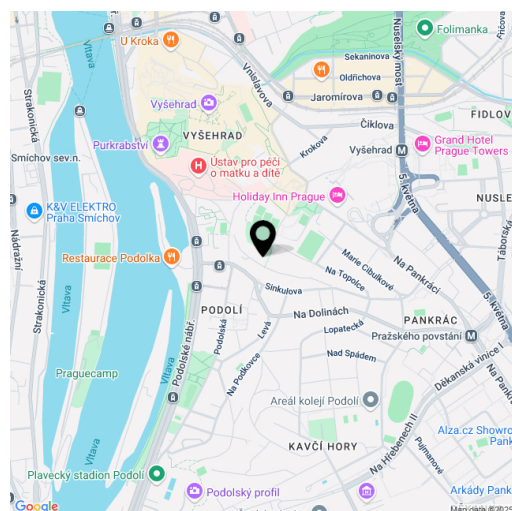
This new high-standard apartment with balcony, loggia, and 2 garage parking spaces is part of the premium Villa Gallery project, which combines an exceptional Prague location, uncompromising quality, the energy of nature, and the inspirational potential of art. A timeless villa surrounded by greenery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

The generously conceived layout of the apartment on the 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 **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 155.1 m², balcony 14.16 m², loggia 11.55 m², cellar 10.66 m².



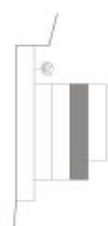
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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BYT 3.2 4+KK

3. NP

1	Předsiň	17,53 m ²
2	Obývací pokoj + kk	57,65 m ²
3	Šatna	3,84 m ²
4	WC	1,83 m ²
5	Koupelna	8,57 m ²
6	Pokoj	13,26 m ²
7	Pokoj	14,85 m ²
8	Ložnice	14,31 m ²
9	Šatna	6,22 m ²
10	Koupelna	3,71 m ²
11	Komora	1,97 m ²

Užitná plocha	143,72 m ²
Podlahová plocha	155,10 m ²

12	Balkón	14,16 m ²
13	Ložžie	11,55 m ²

Celková plocha	180,81 m ²
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villa GALLERY

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