



## Apartment Two-bedroom (3+kk)

Ask for price

191 m<sup>2</sup>, Prague 10, Vinohrady, Hradešinská





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Total area	191 m <sup>2</sup>
Garden	156 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29423

As famous Czech writer Karel Čapek once said, "God, what a simple recipe for a happy life - do what you do with passion." Writers, architects, journalists, and art critics have all influenced 1930s events, including construction, which is exactly why so many beautiful timeless buildings were built... places where you don't just live but where you really experience life.

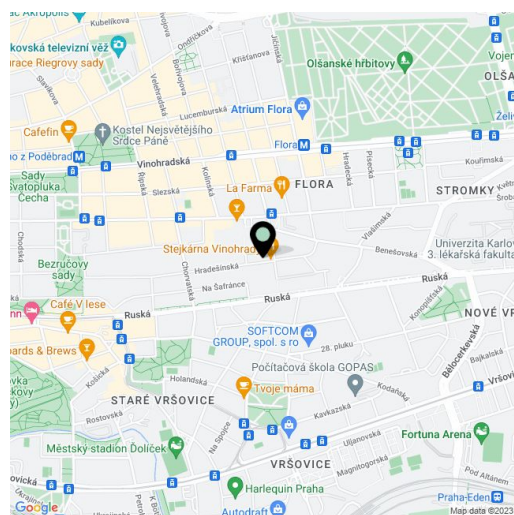
The layout of the **southwest-facing garden apartment** on the entry-level offers a study / first bedroom, a bathroom, a gallery, and a hall. At the garden level, there is a generous living room with an open plan kitchen, a dining room and garden entrances, a second bedroom with an en-suite bathroom and a walk-in closet, a hall, 2 utility rooms, and a separate powder room.

The interior will include **solid oak parquet flooring** (in waxed oil), **large-format triple-glazed wooden windows with acoustic-insulation** and remote-controlled roller blinds, high-quality interior doors, a security entrance door (class 3), a controlled ventilation system with a **regeneration unit**, Laufen, Roca, and Aquatek sanitary ware, and a preparation for an intelligent home system. The apartment comes with a **cellar unit**, garage parking spaces are offered for an additional price. The exceptional **energy-saving apartment building with a reception**, elevator, camera system, and security is **completely wheelchair accessible**.

Vinohrady - Art Nouveau and modern villas on one side, a noble villa on the other. A location where many prominent personalities of the 1930s lived, including the Čapek Brothers. Extensive green spaces can be found in the area including the **Havlíčkovy sady (Grébovka)** and **Riegrový sady** parks and perfect infrastructure including a dense urban transport network. Within walking distance, there are several kindergartens and primary schools, theaters, restaurants, cafes and bistros, a number of small shops and a large shopping center, and the farmers' markets at **Jiřího z Poděbrad Square**. The center is just a few minutes away by metro and tram.

Total area 190.9 m<sup>2</sup>, garden 156 m<sup>2</sup>. Completion planned for Q2 / 2019.

For further information (about other units as well), please contact our office.



\* 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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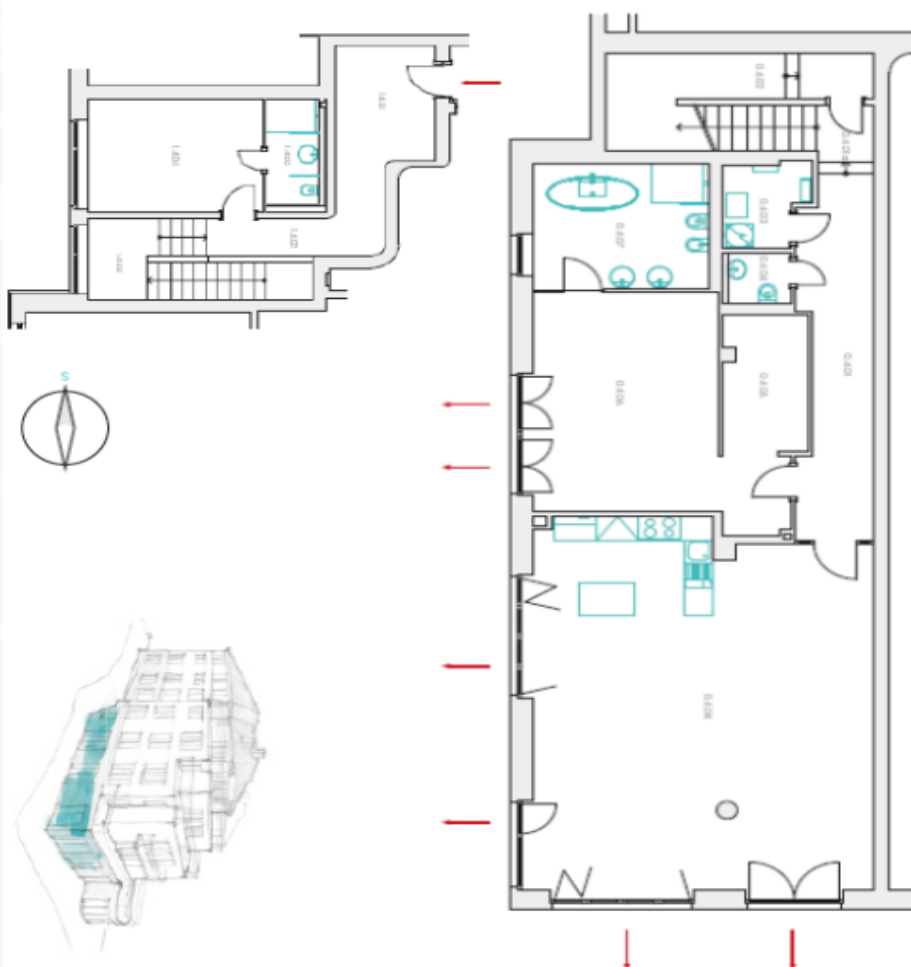
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### KRÁLOVSKÉ VINOHRADY ulice Hradešinská

BYT Č. 4

3+KK, plošná výměra bytu 190,9 m<sup>2</sup>  
3 parkovací místa v podzemní garáži  
sklep, zahrada k bytu 156 m<sup>2</sup>



### TECHNICKÉ INFORMACE

	podl. plocha [m <sup>2</sup> ]
<b>Horní patro</b>	
1.401 VESTIBUL HALA	10,05
1.402 CHODBA + GALERIE	77,5
1.403 BYT, SCHODIŠTĚ - BALENÍ LAM. LHP	8,00
1.404 POKOJ / KUCHYNKA	15,30
1.405 KOUPELNA	4,40
<b>Spodní patro</b>	
0.401 CHODBA	14,65
0.401a SCHODIŠŤOVÁ HALA - NOSTRA	1,40
0.402 KUCHYŇKA	11,75
0.403 TECHNICKÁ MÍSTNOST	2,65
0.404 WC	1,00
0.405 SÁLNA	6,35
0.406 POKOJ - LOŽNICE	22,75
0.407 KUCHYŇKA	11,00
0.408 POKOJ + KUCHYŇSKÝ KOUT	68,85