



## Apartment Four-bedroom (5+kk)

Ask for price

299 m², Prague 10, Vinohrady, Hradešinská





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|                  |                         |
|------------------|-------------------------|
| Total area       | 311 m²                  |
| Floor area*      | 299 m²                  |
| Balcony          | 12 m²                   |
| Parking          | 5 garage parking spaces |
| Garage           | Yes                     |
| Cellar           | Yes                     |
| PENB             | B                       |
| Reference number | 29424                   |

As famous Czech writer Karel Čapek once said, "If one gets used to the substitutes of life, he loses the ability to have fun with life itself." 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.

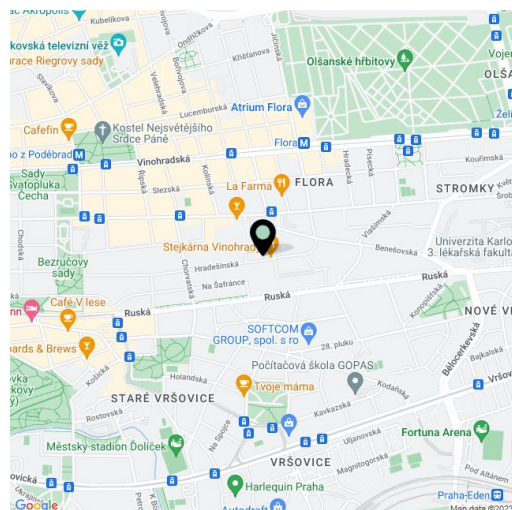
The layout of this spacious 2nd floor apartment oriented to 3 cardinal points offers a generous living room with an open plan kitchen, a dining room and entrance to a large **south-facing balcony**, a west-facing master bedroom with a walk-in closet and a bright bathroom, a 2nd west-facing bedroom, 2 east-facing bedrooms, a spacious foyer and a hallway, 2 utility rooms, a bathroom 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. Currently, it is possible for clients to make changes, including modifying the layout. The apartment comes with **5 garage parking spaces** and a **cellar unit**. 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 **Riegrovy 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 299.3 m², balcony 12 m². 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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### KRÁLOVSKÉ VINOHRADY ulice Hradešinská

BYT Č. 7

5+KK, plošná výměra bytu 299,3 m²  
5 parkovacích míst v podzemní garáži  
sklep, balkon k bytu 12m²



### TECHNICKÉ INFORMACE

|                               | profl. plocha [m²] |
|-------------------------------|--------------------|
| 2.7.01 VSTUPNÍ HALA           | 16,50              |
| 2.7.02 TECHNICKÁ MÍSTNOST     | 3,85               |
| 2.7.03 KLOUBNA                | 6,25               |
| 2.7.04 CHODBA                 | 34,80              |
| 2.7.05 WC                     | 1,00               |
| 2.7.06 ŠATNA                  | 11,85              |
| 2.7.07 POKOJ - LOŽNICE        | 24,00              |
| 2.7.08 KLOUBNA                | 14,70              |
| 2.7.09 KLOUBNA                | 11,90              |
| 2.7.10 POKOJ                  | 24,75              |
| 2.7.11 POKOJ                  | 24,65              |
| 2.7.12 KLOUBNA                | 20,35              |
| 2.7.13 POKOJ + KUCHYŇSKÝ KOUT | 93,85              |
| 2.7.14 BALKON                 | 12,00              |

