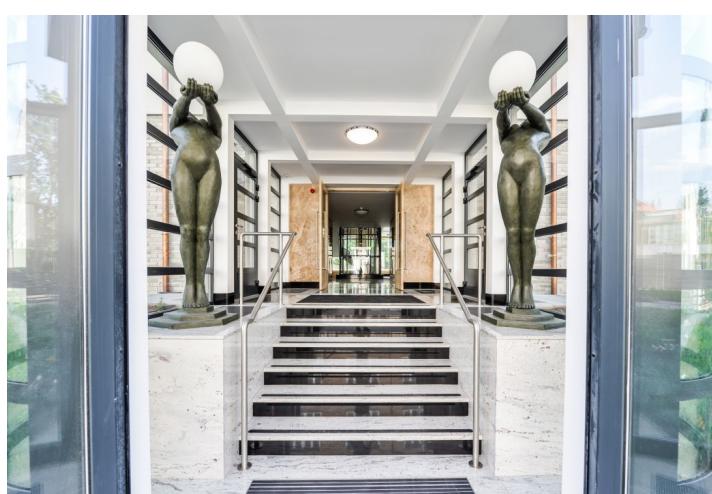




## Apartment Four-bedroom (5+kk)

Ask for price

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



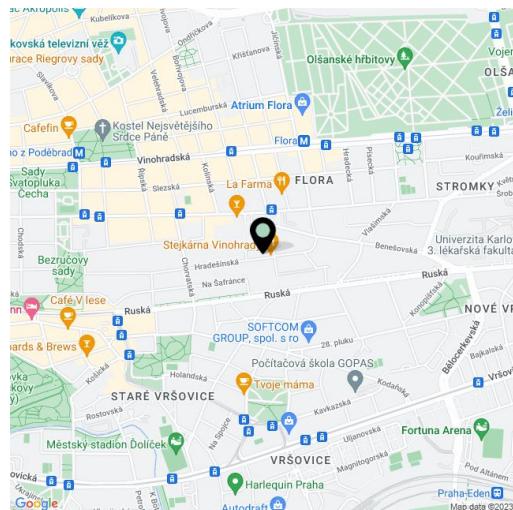


## Apartment Four-bedroom (5+kk)

Ask for price

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

Total area	300 m <sup>2</sup>
Floor area*	278 m <sup>2</sup>
Terrace	22 m <sup>2</sup>
Parking	5 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29487



\* 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.

As famous Czech writer Karel Čapek once said, "The most beautiful in the world are not things, but moments." 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 generously apportioned apartment on the 3rd floor oriented to 3 cardinal points offers a spacious living room with an open plan kitchen, dining room and entrance to the **south terrace**. There are 2 north-facing bedrooms with a bathroom, a study, a large foyer and a hallway, 2 utility rooms, and a separate toilet. Upstairs, there is a gallery, a bedroom with access to the terrace, a bathroom, and 3 utility rooms/wardrobes.

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**. There is a possibility to buy **5 garage parking spaces**. 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 Podebrad Square**. The center is just a few minutes by metro and tram.

Total area 277.8 m<sup>2</sup>, terraces 22.4 m<sup>2</sup>. After final approval.

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



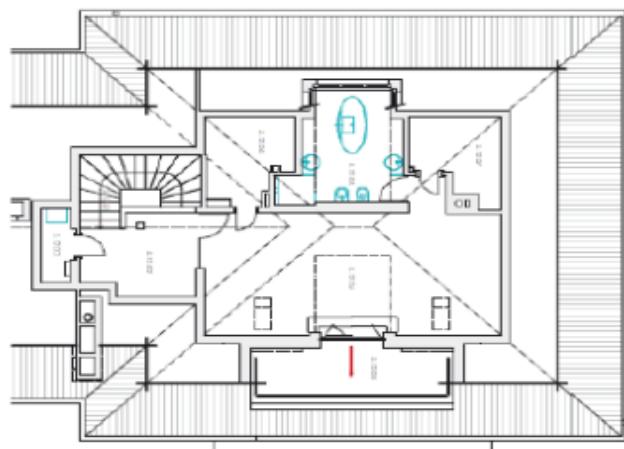
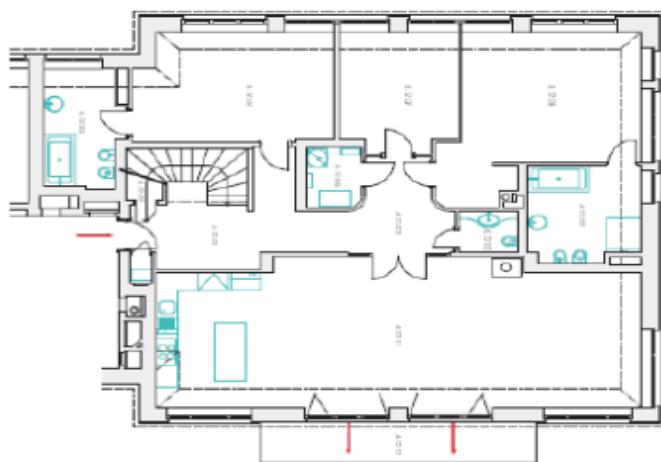
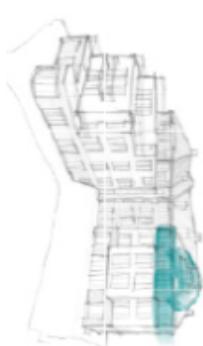
## Apartment Four-bedroom (5+kk)

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

Ask for price



5+KK, plošná výměra bytu 277,8 m<sup>2</sup>  
5 parkovacích míst v podzemní garáži,  
sklep, terasy k bytu 22,4 m<sup>2</sup>



BYT Č. 12

KRÁLOVSKÉ VINOHRADY  
ulice Hradešinská

### TECHNICKÉ INFORMACE

Horní patro		polohy/plocha m <sup>2</sup>
512.01	BYT SCHOUŠE, RÁMENO 4-5NP	66,5
512.02	GALERIE	8,80
512.03	TECHNICKÁ MÍSTNOST / KOMORA	2,45
512.04	POKOJ / KUCHNICE	21,20
512.05	KOUPEŇNA	11,60
512.06	KOMORA / SÁRNA	6,05
512.07	KOMORA / SÁRNA	6,55
512.08	TERASA	11,60
412.01	VSTUPNÍ HALLA	11,70
412.02	KOMORA	1,05
412.03	CHODĚA	10,65
412.04	POKOJ	21,55
412.05	KOUPEŇNA	8,80
412.06	TECHNICKÁ MÍSTNOST / KOMORA	3,40
412.07	PRACOVNA	11,70
412.08	POKOJ	17,70
412.09	KOUPEŇNA	10,65
412.10	WC	2,60
412.11	POKOJ + KUCHYNĚSKÝ KOUT	20,75
412.12	TERASA	10,80