



Apartment Four-bedroom (5+kk)

Sold

179 m², Prague 3, Vinohrady, Přemyslovská





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Total area	198 m ²
Floor area*	179 m ²
Terrace	19 m ²
Parking	-
Cellar	Yes
PENB	G
Reference number	32455

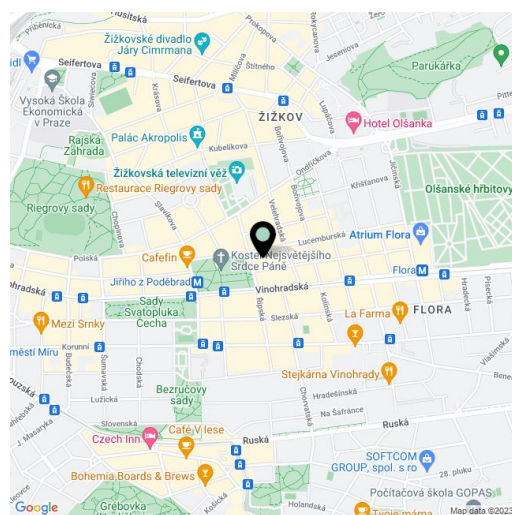
This duplex, airy family apartment with an east-facing terrace is being built on the 4th and 5th floors of a reconstructed corner Art Nouveau building that boasts a prestigious address right on Jiřího z Poděbrad Square. Full civic amenities are within walking distance; great connection to the city center.

The entrance floor will consist of 2 south-facing bedrooms, a large bathroom, a hallway, and a dressing room. On the first floor, there will be an almost **50-meter living space** with a kitchen, a dining room, and a **terrace** facing a **quiet courtyard** with **mature trees**. There is also a bedroom, a study, a bathroom, a guest toilet, and a corridor. Both floors have separate entrances accessible by an elevator, so the apartment can be used for **multi-generational living**.

The apartment will be handed over in a standard that includes, among other things, **aluminum atelier windows** and **Schüco glass walls**, **wooden windows** with triple-glazed panes, a NEXT security entry door (3rd safety class with 19 securing points), internal doors with concealed hinges and durable DEXTÜRA varnish, **wooden two-layer oiled floors**, Graniti Fiandre large-format tiles, Laufen, Hansgrohe, Grohe, and Hülpe sanitary ware, concealed radiators and hot-water underfloor heating and floor convectors connected to a Baxi gas boiler with a smart wireless room thermostat. **There will be a preparation for air conditioning** and a videophone. The unit comes with a **cellar**. The completion is scheduled for mid-2020.

The house is in a sought-after location **close to the city center**, which has a wide range of excellent services, **perfect transport accessibility**, and a number of parks. In close proximity, there is a post office, a supermarket, ATMs, cafes, restaurants and other services, including several kindergartens and elementary schools. Wenceslas Square is just a 5-minute metro or tram ride away. There are well-kept parks in the area, the largest of which is Riegrovy Sady Garden with a playground, a garden restaurant, and a sports area with an indoor pool.

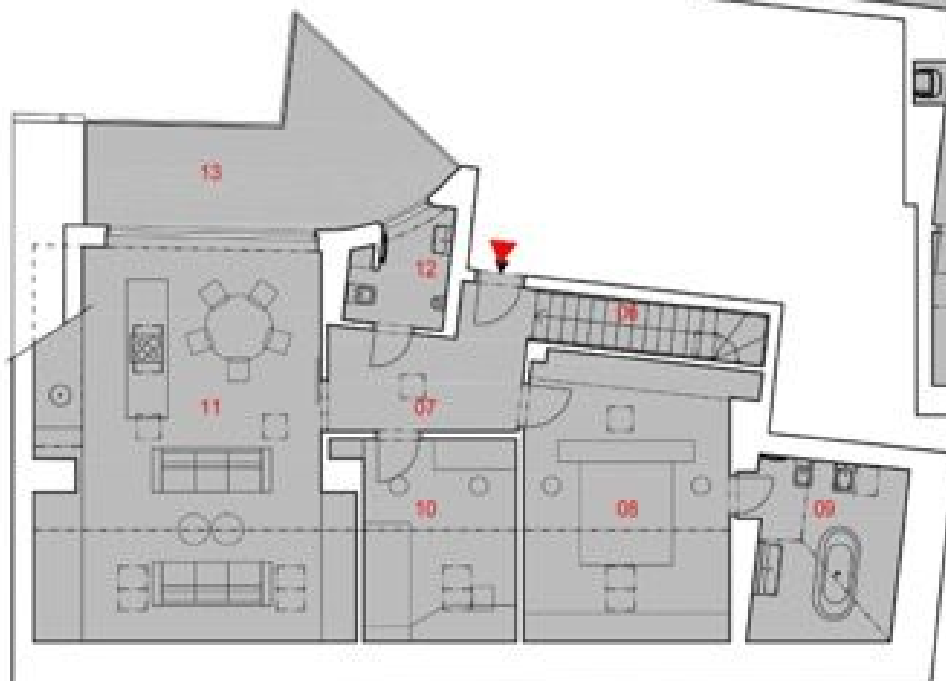
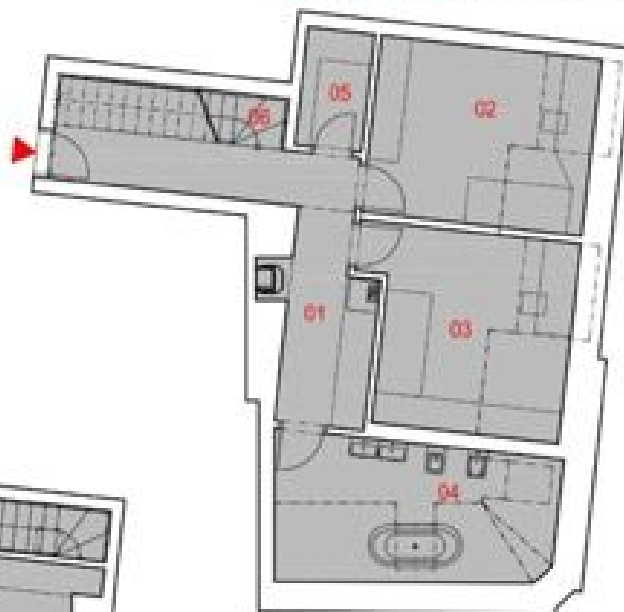
Total area 178.8 m², terrace 18.8 m², cellar 7.6 m².



* 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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Sold**6. NP / 6TH FLOOR****5. NP / 5TH FLOOR****ŘEZ / SECTION****LEGENDA / LEGEND**

01	CHODBA / CORRIDOR	17.10 m²
02	LOŽNICE / BEDROOM	14.80 m²
03	LOŽNICE / BEDROOM	14.90 m²
04	KOUPELNA / BATHROOM	14.80 m²
05	ŠATNA / CLOACKROOM	03.00 m²
06	SCHODIŠTĚ / STAIRCASE	04.50 m²
07	CHODBA / CORRIDOR	09.30 m²
08	LOŽNICE / BEDROOM	22.20 m²
09	KOUPELNA / BATHROOM	10.20 m²
10	LOŽNICE / BEDROOM	11.90 m²
11	OBÝVACÍ POKOJ / LIVING ROOM	41.90 m²
12	WC / WC	03.90 m²
13	TERASA / TERRACE	18.80 m²
Σ	UŽITNÁ PLOCHA / USABLE AREA	171.50 m²
Σ	PODLAHOVÁ PLOCHA / FLOOR AREA*	178.80 m²
Σ	TERASA / TERRACE	18.80 m²

* bez kotelny a písků (předpis č. 366/2013 Sb. Nařízení vlády o úpravě některých zásadních souvisejících s bytovým spolunárodním)

* without a chimney and partition walls (předpis č. 366/2013 Sb. Nařízení vlády o úpravě některých zásadních souvisejících s bytovým spolunárodním)

Užitná plocha pod šikmou konstrukcí je započítána od výšky 750 mm.
usable space under the sloping structure is counted from the height of 750 mm

Podlahová plocha pod šikmou střechou je započítána od výšky 750 mm.
Floor space under the sloping roof is counted from the height of 750 mm