



Apartment building

569 m², Prague 6, Veleslavín, Pod Novým lesem

Sold





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Total gross floor area of the building	706 m ²
Total net leasable area of the building	569 m ²
Plot	894 m ²
Foot print	249 m ²
Garden	645 m ²
Parking	5 indoor and 2 outdoor parking spaces
Garage	Yes
Terrace	137 m ²
Cellar	Yes
PENB	B
Reference number	40913

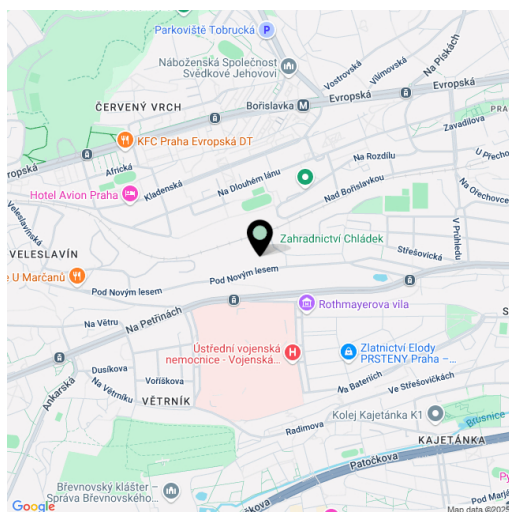
This high-quality new villa with 3 residential units and one semi-residential unit is currently being built in an amazing part of Prague 6 - Veleslavín between the Ořechovka residential area and the Střešovické skály natural monument.

Key investment criteria

- gross floor area 641.4 m²
- **net floor area 568.87 m²**
- all units have terraces
- ceiling height of 2.9 m
- **fully finished units in a higher standard**
- Schindler elevator with a stainless steel cabin
- **parking spaces** for each apartment (a total of 5 indoor and 2 outdoor spaces), electric car charger
- excellent location

Property description

- **newly approved construction** of a house with 3 apartments and 1 semi-residential unit
- approval is scheduled at the beginning of 2024 as a family house with individual construction
- 4bdm duplex apartment (233 m²) with a terrace (43.5 m²) and a garden (350 m²)
- 2bdm (105 m²) + terrace (15.75 m²)
- 4bdm (172 m²) + terrace (43.8 m²) and roof terrace (21.6 m²)
- non-residential unit (58.87 m²) + terrace (12.8 m²)
- land 894 m²
- **triple-glazed aluminum windows**
- **oak floors**
- Next premium security entrance doors to the apartments
- white, smooth interior doors with concealed hinges
- M&T designer fittings
- Villeroy & Boch, Keuco, Kludi sanitary ware
- Archceram Italian tiles
- underfloor heating with gas boilers, preparation for a heat pump
- non-residential unit heated with air-conditioning
- **air-conditioning and recuperation** in all units





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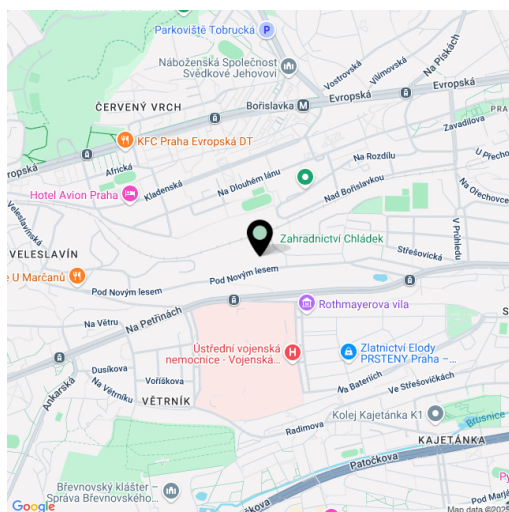
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- cellars for each unit

Location

The building is located on a quiet side street in a traditional residential development, in the neighborhood of the **Ořechovka villa area** and close to the ÚVN hospital. Transport connections are provided by trams—within 3 minutes you can reach the Petřiny metro station by tram, and the Hradčanská metro within 9 minutes. A kindergarten and elementary school or an **ice rink** are within walking distance. The area is very pleasant thanks to an **abundance of greenery**.

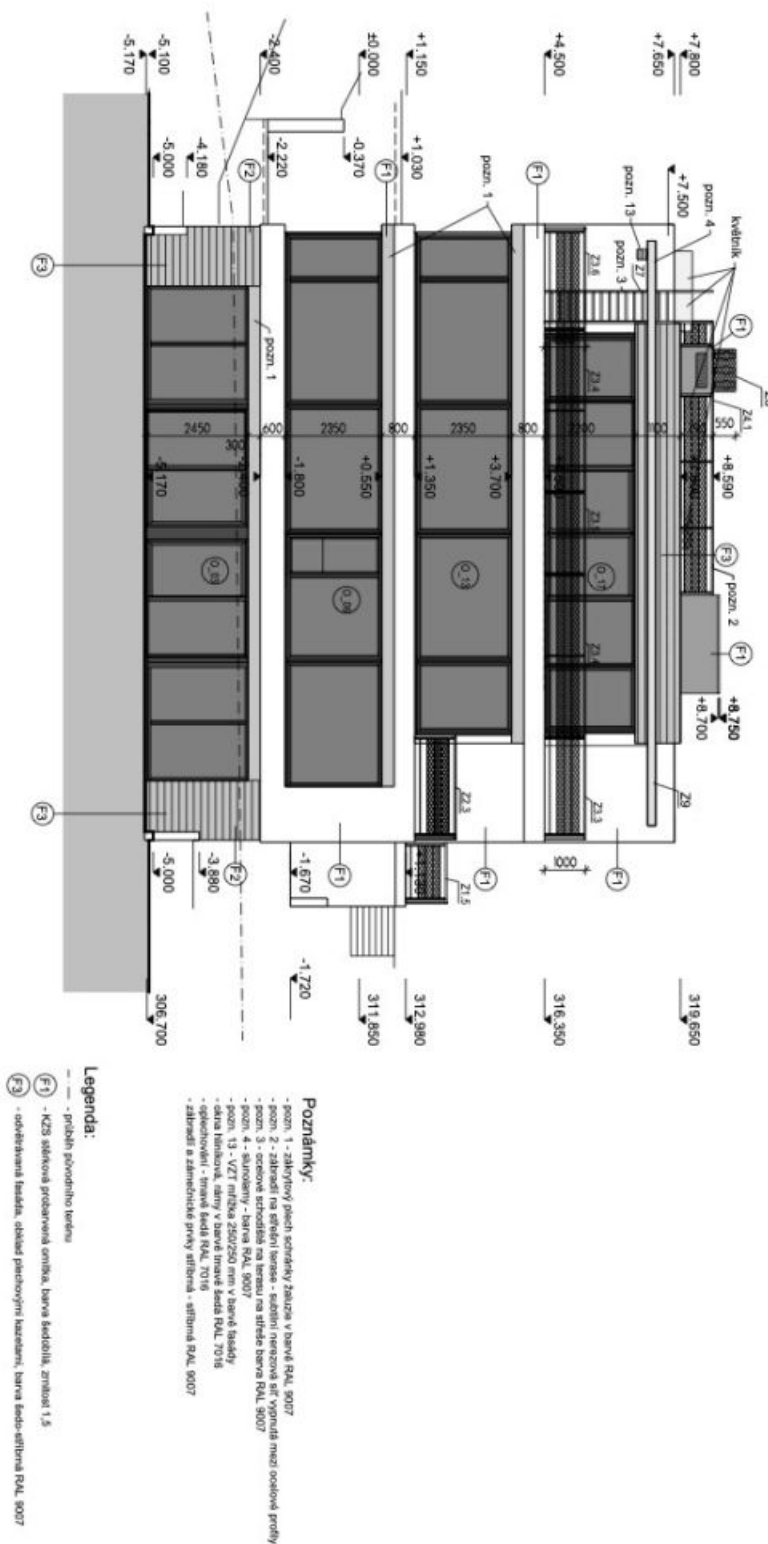




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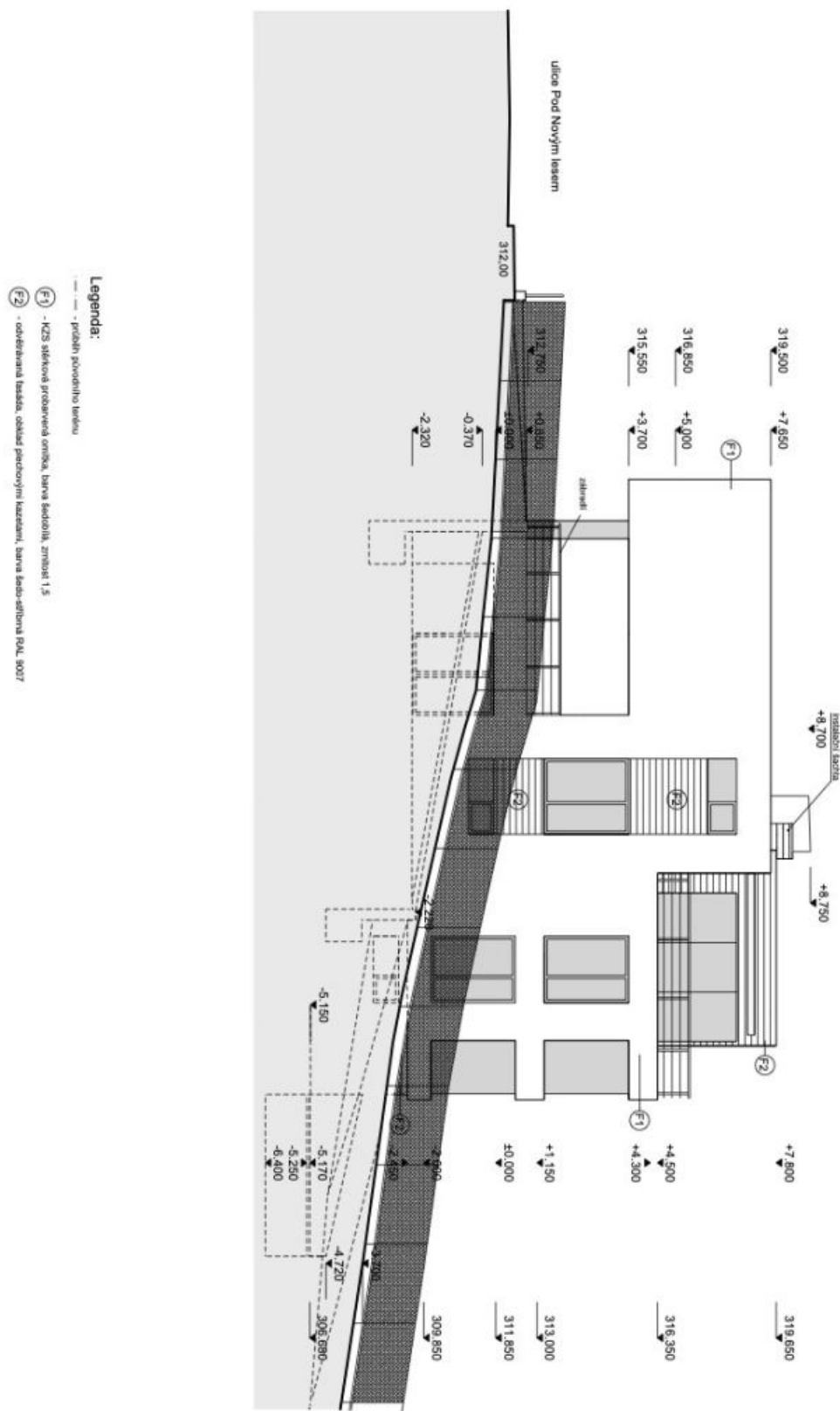
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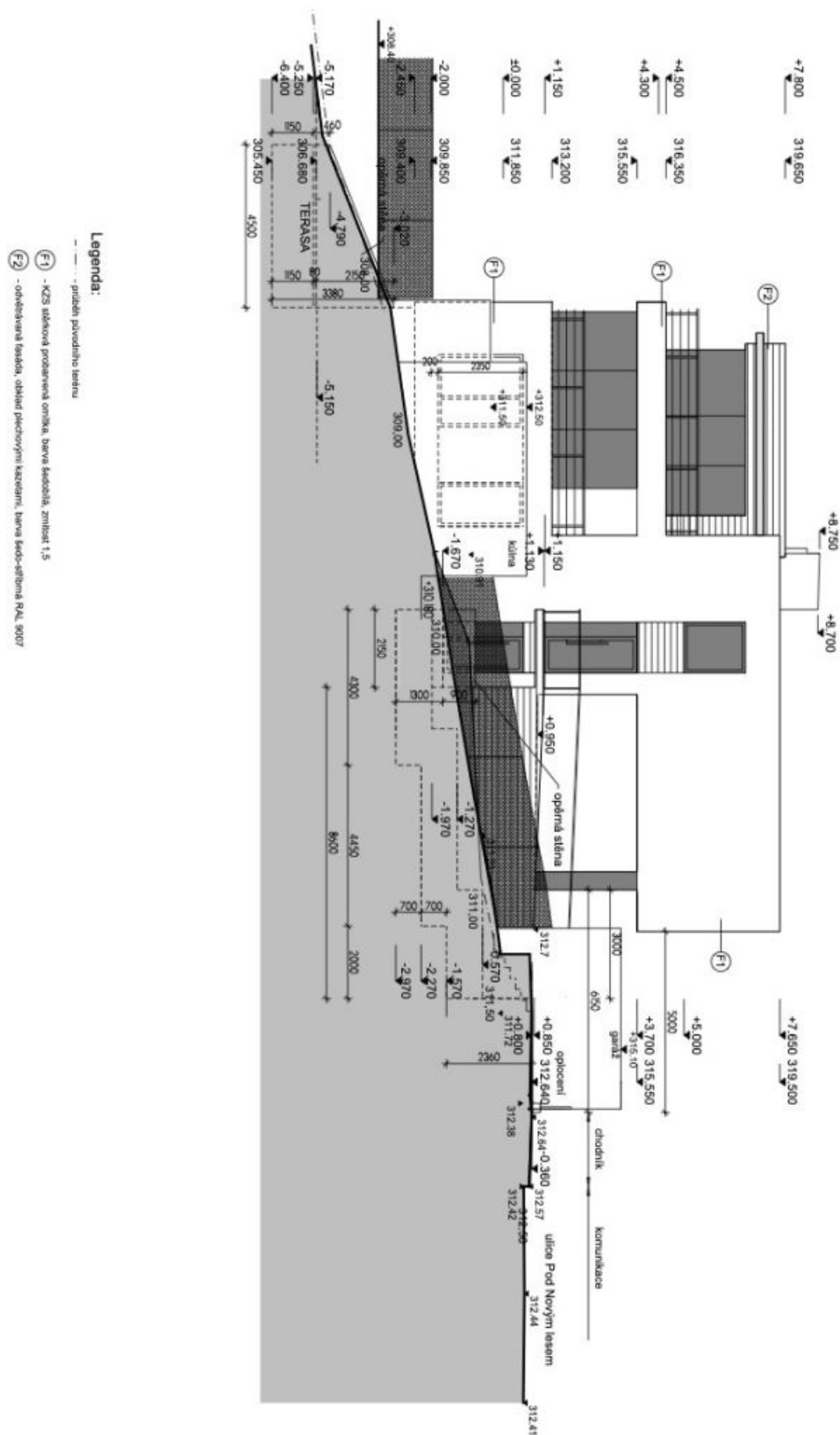




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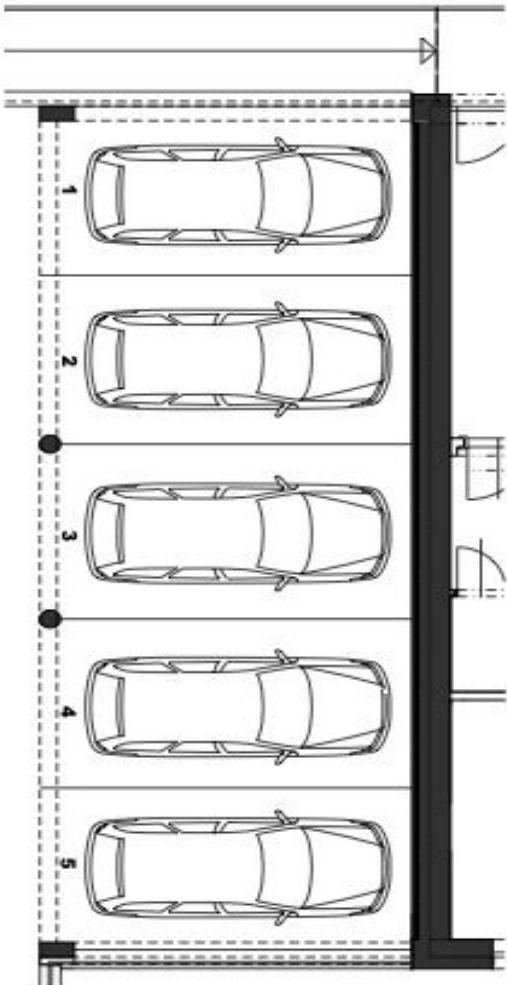




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PARKOVACÍ STÁNÍ

TABULKA PARKOVACÍCH STÁNÍ

BYT 1	PARKOVACÍ STÁNÍ Č. 1	14,4 m²
	PARKOVACÍ STÁNÍ Č. 2	15,8 m²
BYT 2	PARKOVACÍ STÁNÍ Č. 3	16,3 m²
	PARKOVACÍ STÁNÍ Č. 4	15,8 m²
BYT 3	PARKOVACÍ STÁNÍ Č. 5	14,4 m²

PŮDORYS 2.PATRA

RODINNÝ DŮM PRAHA 6 - POD NOVÝM LESEM - PARKOVACÍ STÁNÍ_2.PATRO



PŮDORYS PŘÍZEMÍ

RODINNÝ DŮM PRAHA 6 - POD NOVÝM LESEM - BYT 1_PŘÍZEMÍ

RODINNÝ DŮM
PRAHA 6 - Pod Novým lesem

BYT 1 5+kk

CELKOVÁ PODLAŽNÍ PLOCHA 233 m²
PODLAŽNÍ PLOCHA PŘÍZEMÍ 133 m²
PODLAŽNÍ PLOCHA 1.PATRA 100 m²
+ TERASA NA TERÉNU 43,50 m²

TABULKA MÍSTNOSTÍ
PŘÍZEMÍ

1.S1.01 PŘEDSÍŇ	2,96 m²
1.S1.02 HALA	11,81 m²
1.S1.03 ŠATNA	13,04 m²
1.S1.04 WC	2,04 m²
1.S1.05 OBÝVACÍ POKOJ S KK	56,95 m²
1.S1.06 SCHODIŠTĚ	6,21 m²
1.S1.07 CHODBA	4,44 m²
1.S1.08 KOUPELNA + WC	4,28 m²
1.S1.09 PRACOVNA	15,83 m²
1.S1.10 ŠATNA	10,73 m²
1.S1.11 TERASA NA TERÉNU	43,50 m²
PARKOVACÍ STÁNÍ E 12	30,20 m²
SKLEP	2,30 m²