



## Apartment Three-bedroom (4+kk)

Ask for price

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





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Total area	212 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	29320

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.

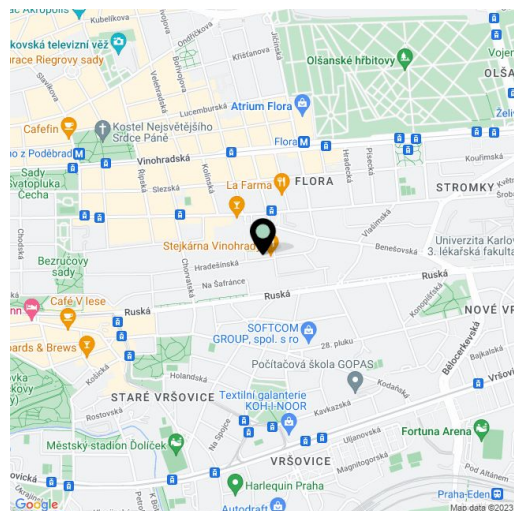
The layout of this spacious 2nd floor apartment oriented to 3 cardinal points offers a **generous southeast-facing living room** with an open plan kitchen and dining area. There is a master bedroom with a walk-in closet and a bright bathroom, another 2 bedrooms (1 with a private bathroom, 2 with walk-in closets), 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 a **cellar unit**, garage parking spaces are offered for 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 **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 by metro and tram.

Total area 212.1 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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BYT Č. 9

4+KK, plošná výměra bytu 212,1 m²  
4 parkovací místa v podzemní garáži,  
sklep

KRÁLOVSKÉ VINOHRADY

ulice Hradešinská

3.001	VSTUPNÍ HALA	10,85
3.002	CHODBA	12,35
3.003	TECHNICKÁ MÍSTNOST	4,15
3.004	POKOJ	20,00
3.005	KOUPELNA	6,95
3.006	KOMORA	2,95
3.007	WC	2,45
3.008	SÁLNA	3,95
3.009	POKOJ	12,10
3.010	KOUPELNA	3,85
3.011	SÁLNA	8,85
3.012	POKOJ - LOŽNICE	19,90
3.013	KOUPELNA	12,30
3.014	POKOJ + KUCHYŇSKÝ ROUIT	81,15

TECHNICKÉ INFORMACE

podl. plocha [m²]