



🏠 48 m<sup>2</sup> 📄 Polská, Praha 2 💰 13 550 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                         |
|------------------------------------|-----------------------------------|-------------|-------------------------|
| Order number                       | <b>PL-2</b>                       | Price       | <b>13 550 000 CZK</b>   |
| Address                            | <b>Polská, Praha 2</b>            | Type        | <b>Apartments</b>       |
| Disposition                        | <b>1 + kitchenette</b>            | Usable area | <b>48 m<sup>2</sup></b> |
| Floor area                         | <b>32 m<sup>2</sup></b>           | Garden area | <b>16 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor       | <b>ground floor</b>     |
| Device                             | <b>Yes</b>                        | Parking     | <b>Yes</b>              |
| Lift                               | <b>Yes</b>                        |             |                         |

## About real estate

We offer for sale an apartment 1+kt of 48 sqm including a front garden, in a newly built project at a prestigious address in Prague Vinohrady. The house is currently undergoing a complete renovation, which carefully preserves and restores all the original craftsman details, while combining them with contemporary interior design according to the latest standards. This house, built according to the plans of the builder Josef Rokos for the builder Alois Kaščík in the historicist style, is characterized by the romantic articulation of the street facade combined with Art Nouveau elements.

Each unit boasts exceptional quality standards that include functional interior workmanship, hardwood floors, first-class sanitation, lighting, plumbing, heating and much more. The apartment is air-conditioned. Each apartment has a cellar. Parking space in the building is not included in the purchase price of the unit. The place can be added to the apartment units 4+kk and 5+kk.

The project is located in the sought-after Prague district of Vinohrady, which is famous for its unique atmosphere and rich history. The location is surrounded by several important parks, including the vast Riegrovy Sady, which provides residents with great opportunities for relaxation and walks. Thanks to the proximity of Jiřího z Poděbrad Square, there is an excellent infrastructure with many cafes, restaurants and shops.

The Vinohrady district is known for its excellent public transport accessibility. Nearby there are metro stations A - Náměstí Míru and Jiřího z Poděbrad, which provides fast connections to the city centre and other parts of Prague. The surrounding area also offers a wealth of cultural and social activities, including theatres, galleries and music clubs. The historical value of Vinohrady is blended with modern lifestyle, making the project an attractive location for living.

For more information contact the broker.

| The order | Layout          | Floor        | Usable area        | Living area       | Terrace / Balcony / Loggia                | Garden                   | Price          |
|-----------|-----------------|--------------|--------------------|-------------------|---|--------------------------|----------------|
| PL-1      | 1 + kitchenette | ground floor | 42 m <sup>2</sup>  | 27 m <sup>2</sup> | No / No / No                              | Yes (15 m <sup>2</sup> ) | 11 795 000 CZK |
| PL-2      | 1 + kitchenette | ground floor | 48 m <sup>2</sup>  | 32 m <sup>2</sup> | No / No / No                              | Yes (16 m <sup>2</sup> ) | 13 550 000 CZK |
| PL-3      | 2 + kitchenette | ground floor | 90 m <sup>2</sup>  | 63 m <sup>2</sup> | No / No / No                              | Yes (27 m <sup>2</sup> ) | 25 550 000 CZK |
| PL-4      | 2 + kitchenette | ground floor | 83 m <sup>2</sup>  |                   | No / 2 m <sup>2</sup> / No                | No                       | 25 840 500 CZK |
| PL-5      | 2 + kitchenette | ground floor | 51 m <sup>2</sup>  |                   | No / No / No                              | No                       | 15 744 500 CZK |
| PL-6      | 2 + kitchenette | 1st floor    | 53 m <sup>2</sup>  |                   | No / 7 m <sup>2</sup> / No                | No                       | 18 462 500 CZK |
| PL-7      | 4 + kitchenette | ground floor | 110 m <sup>2</sup> |                   | No / 6 m <sup>2</sup> / No                | No                       | 35 195 500 CZK |
| PL-8      | 4 + kitchenette | 1st floor    | 112 m <sup>2</sup> |                   | No / 7 m <sup>2</sup> / No                | No                       | 37 087 000 CZK |
| PL-9      | 4 + kitchenette | 2nd floor    | 115 m <sup>2</sup> |                   | No / 2 m <sup>2</sup> / No                | No                       | 36 687 500 CZK |
| PL-10     | 5 + kitchenette | 5th floor    | 186 m <sup>2</sup> |                   | 22 m <sup>2</sup> / No / No               | No                       | 68 771 500 CZK |
| PL-11     | 4 + kitchenette | 4th floor    | 199 m <sup>2</sup> |                   | No / 7 m <sup>2</sup> / No                | No                       | 59 394 440 CZK |
| PL-12     | 4 + kitchenette | 6th floor    | 188 m <sup>2</sup> |                   | 12 m <sup>2</sup> / 2 m <sup>2</sup> / No | No                       | 61 471 000 CZK |