



90 m<sup>2</sup> Slavíkova, Praha 3 - Vinohrady 30 972 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>SL-6B</b>	Price	<b>30 972 000 CZK</b>
Address	<b>Slavíkova, Praha 3 - Vinohrady</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>90 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Cellar	<b>4 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale a spacious 3-bedroom apartment with a kitchenette (3+kk), with a total usable area of 93.6 sqm, located in an exceptional residential project in the prestigious Královské Vinohrady district of Prague 2. This unique corner building harmoniously combines the historic atmosphere of the early 20th century with the comfort and elegance of modern living. The building is currently undergoing a sensitive renovation, during which original craftsmanship details are being carefully preserved and restored — from decorative ceramic tiles in the entrance vestibules and stucco ornaments to valuable architectural elements on the façade.

The interior has been designed by leading architects from the SMLXL studio, with an extraordinary emphasis on high-quality materials, technical precision, and timeless aesthetics. The spaces stand out for their well-thought-out layout and premium modern standards. The apartment also includes a cellar storage unit.

Completion of the renovation and final approval is scheduled for 2026.

The project is situated in the heart of one of Prague's most sought-after and beautiful neighborhoods — Královské Vinohrady. Just a few steps from the building is the Jiřího z Poděbrad metro station (Line A), providing fast and convenient access to the city center and other parts of Prague. The Main Railway Station is also within walking distance.

The surrounding area offers excellent civic amenities, renowned bistros, stylish cafés and restaurants, regular farmers' markets, and popular gastronomic and cultural festivals. Nearby parks — Sady Svatopluka Čecha, Riegrovy Sady, and Mahlerovy Sady — provide ideal spaces for relaxation, sports, and family activities. The entire neighborhood offers a perfect balance of tranquility, culture, sports, and vibrant social life.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
SL-0A	2 + kitchenette	1st underground floor	67 m <sup>2</sup>	13 m <sup>2</sup> / No / No	Yes (22 m <sup>2</sup> )	22 381 950 CZK
SL-0B	2 + kitchenette	1st underground floor	62 m <sup>2</sup>	24 m <sup>2</sup> / No / No	Yes (22 m <sup>2</sup> )	23 564 150 CZK
SL-2A	3 + kitchenette	1st floor	103 m <sup>2</sup>	No / 3 m <sup>2</sup> / No	No	31 086 900 CZK
SL-2B	3 + kitchenette	1st floor	87 m <sup>2</sup>	No / No / No	No	25 701 550 CZK
SL-2C	3 + kitchenette	1st floor	89 m <sup>2</sup>	No / No / No	No	26 598 550 CZK
SL-2D	4 + kitchenette	1st floor	115 m <sup>2</sup>	No / 3 m <sup>2</sup> / No	No	35 297 950 CZK
SL-3D	4 + kitchenette	2nd floor	116 m <sup>2</sup>	No / 3 m <sup>2</sup> / No	No	36 785 000 CZK
SL-4B	3 + kitchenette	3rd floor	87 m <sup>2</sup>	No / No / No	No	27 285 650 CZK
SL-6A	3 + kitchenette	5th floor	105 m <sup>2</sup>	No / 2 m <sup>2</sup> / No	No	36 395 500 CZK
SL-6B	3 + kitchenette	5th floor	90 m <sup>2</sup>	No / No / No	No	30 972 000 CZK
SL-6C	3 + kitchenette	5th floor	90 m <sup>2</sup>	No / No / No	No	31 144 000 CZK
SL-6D	4 + kitchenette	5th floor	117 m <sup>2</sup>	No / 3 m <sup>2</sup> / No	No	40 767 000 CZK
SL-7A	4 + kitchenette	6th floor	133 m <sup>2</sup>	12 m <sup>2</sup> / No / No	No	49 699 500 CZK
SL-7B	4 + kitchenette	6th floor	129 m <sup>2</sup>	12 m <sup>2</sup> / No / No	No	47 850 500 CZK