



103 m² Slavíkova, Praha 3 - Vinohrady 31 086 900 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička

SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	SL-2A	Price	31 086 900 CZK
Address	Slavíkova, Praha 3 - Vinohrady	Type	Apartments
Disposition	3 + kitchenette	Usable area	103 m²
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Balcony	3 m²	Cellar	3 m²
Lift	Yes		

About real estate

We are offering for sale a spacious apartment with a total usable area of 108 m² in an exceptional residential project in Královské Vinohrady in Prague 3. This unique corner building harmoniously combines the historical atmosphere of the early 20th century with the comfort and elegance of modern living. The building is currently undergoing a sensitive renovation, during which the original craft details are being carefully preserved and restored – from decorative ceramic tiles in the entrance halls to stucco decorations and valuable architectural elements on the facade.

The 3+kt apartment unit has its own balcony and basement storage unit. The interior was 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 with their well-thought-out layout and premium modern standards.

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

The project is located in the heart of one of Prague's most sought-after and beautiful districts – Královské Vinohrady. Just a few steps from the building is the Náměstí Jiřího z Poděbrad metro station (line A), which provides fast and convenient connections to the city center and the rest of the city. The Main Railway Station is also within walking distance.

The surrounding area offers a wealth of 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 – are ideal for relaxation, sports, and entertainment for children. The entire neighborhood offers a perfect balance between peace, culture, sports, and social activities.

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