Luxent | Exclusive Properties

171 m² | Polská, Praha 2 | 61 471 000 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	**PL-12**	Price	**61 471 000 CZK**
Address	**Polská, Praha 2**	Type	**Apartments**
Disposition	**4 + kitchenette**	Usable area	**171 m²**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**5th floor**
Device	**Yes**	Parking	**Yes**
Balcony	**2 m²**	Terrace	**12 m²**
Cellar	**3 m²**	Lift	**Yes**

About real estate

We offer for sale an apartment 4+kt with a total area of 188,4 sqm with a balcony and a terrace, 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 Kaštík 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	1st underground floor	42 m^2	27 m^2	No / No / No	Yes (15 m^2)	11 795 000 CZK
PL-2	1 + kitchenette	1st underground floor	48 m^2	32 m^2	No / No / No	Yes (16 m^2)	13 550 000 CZK
PL-3	2 + kitchenette	1st underground floor	63 m^2	63 m^2	No / No / No	Yes (27 m^2)	25 550 000 CZK
PL-4	2 + kitchenette	ground floor	83 m^2		No / 2 m^2 / No	No	25 840 500 CZK
PL-5	2 + kitchenette	ground floor	51 m^2		No / No / No	No	15 744 500 CZK
PL-7	4 + kitchenette	ground floor	115 m^2		No / 2 m^2 / No	No	35 195 500 CZK
PL-8	4 + kitchenette	1st floor	112 m^2		No / 7 m^2 / No	No	37 087 000 CZK
PL-9	4 + kitchenette	ground floor	110 m^2		No / 6 m^2 / No	No	35 195 500 CZK
PL-10	5 + kitchenette	5th floor	186 m^2		22 m^2 / No / No	No	68 771 500 CZK
PL-12	4 + kitchenette	5th floor	171 m^2		12 m^2 / 2 m^2 / No	No	61 471 000 CZK