



 Slavíkova, Praha 3 - Vinohrady



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička

SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

About real estate

We present an exceptional residential project that harmoniously combines the nobility of a historic early 20th-century building with the comfort and elegance of modern living. This unique corner building, constructed under the leadership of the renowned architectural firm of Josef and Oldřich Kutina, is currently undergoing a sensitive renovation, during which the original craftsmanship 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.

Only 24 single-story residential units ranging from 2+kk to 4+kk are being created on eight floors. Each apartment has been designed by leading architects from the SMLXL studio with an extraordinary emphasis on high-quality materials, technical precision, and timeless aesthetics. The interiors stand out with their thoughtful use of space and modern standards of the highest level.

The project also includes three non-residential spaces on the ground floor offered for long-term lease in Shell & Core condition with preparation for ventilation – an ideal opportunity for premium services or commercial use.

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

The project is located in one of the most sought-after and beautiful locations in Prague – in the heart of 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. The Main Railway Station is also within walking distance. The surrounding area offers a wealth of amenities, renowned bistros, 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 children's entertainment. The entire neighborhood is vibrant and offers the perfect combination of tranquility, 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