



87 m<sup>2</sup> Slavíkova, Praha 3 - Vinohrady 25 701 550 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                       |             |                         |
|------------------------------------|---------------------------------------|-------------|-------------------------|
| Order number                       | <b>SL-2B</b>                          | Price       | <b>25 701 550 CZK</b>   |
| Address                            | <b>Slavíkova, Praha 3 - Vinohrady</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>3 + kitchenette</b>                | Usable area | <b>87 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>     | Floor       | <b>1st floor</b>        |
| Cellar                             | <b>2 m<sup>2</sup></b>                | Lift        | <b>Yes</b>              |

## About real estate

We are offering for sale a spacious 3+kt apartment with a total usable area of 89,1 m<sup>2</sup> 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 apartment unit 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. The apartment has its own basement storage unit.

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 <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 |