



VILA
HODKOVIČKY



A Fulfilled Dream of Tranquil Living

There are few places in Prague which emanate such a relaxed vibe. On the hillside above the Vltava River, at the edge of a lovely villa neighborhood, in one of the most peaceful parts of Prague, the Vila Hodkovičky project is being built.

This new, elegant apartment building, boasting minimalist design, underground parking and private gardens, consists of a mere 13 homes that will be move-in ready by the end of 2018. Starting on August 1st, a fully furnished show flat will be available for viewing.

Amidst Villas and Greenery

Vila Hodkovičky offers a perfect blend of urban and rural living. Views of lush treetops, the conveniences of a smaller apartment building, a parking space and a garden, as well as a great location. The villa is situated in a tranquil city quarter with large green areas and a low urban density, yet within easy reach of the Prague city center.

Designed by the P6PA+Architects studio, the new building consists of two harmoniously connected parts: a dominant section with a square ground plan and 10 apartments spread over five floors and a subtler two-story section in the shape of a rectangle with 3 townhouse apartments. The villa boasts a quiet garden bordered with full-grown trees. Each of the ground-floor apartments will be complete with a private garden. The purchase price of each apartment includes an underground storage unit. Moreover, all residents will have access to a washroom for bicycles and dogs.



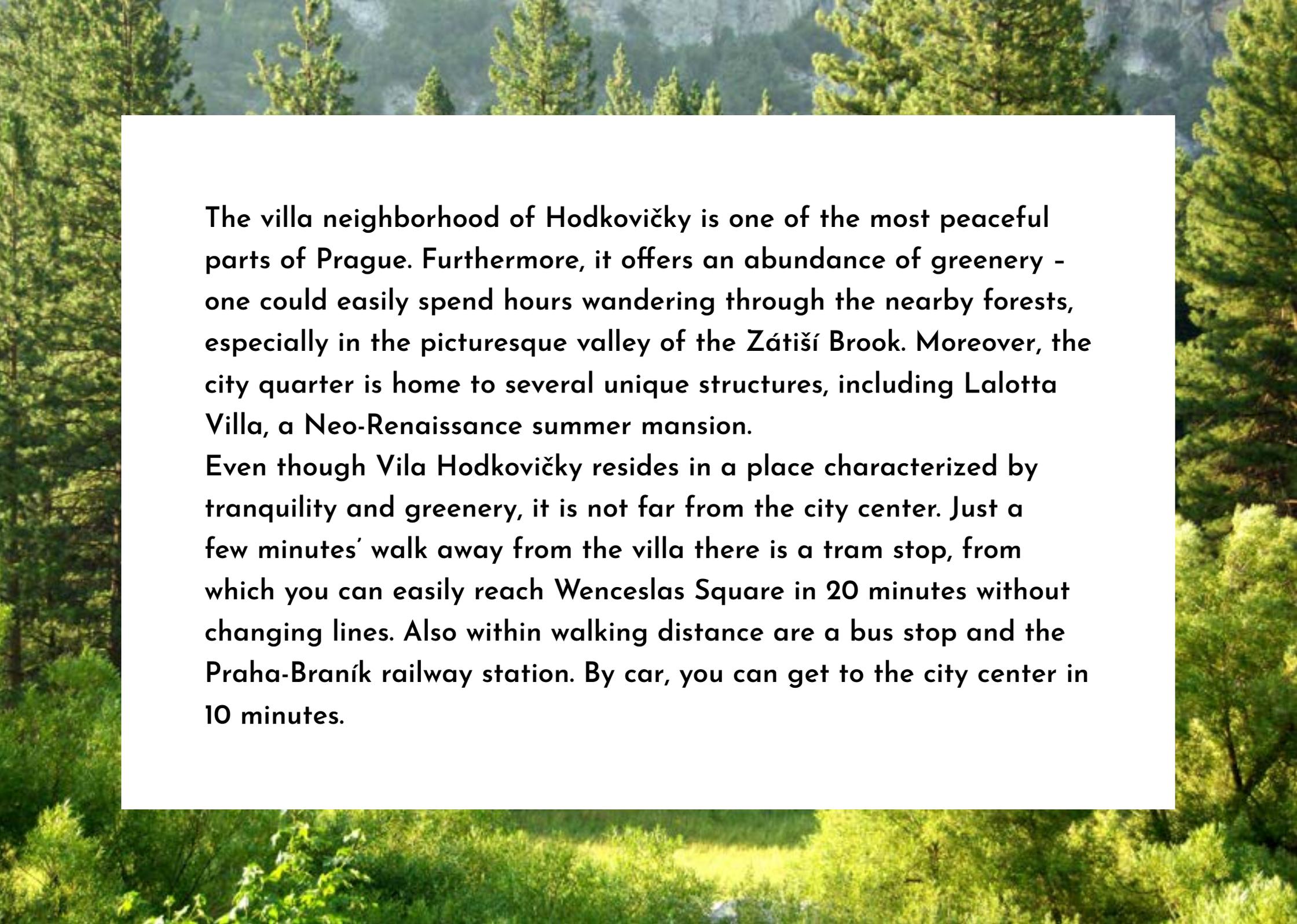
Architect's Commentary

"The Vila Hodkovičky project reflects our motto: "We think global, we stand local." Designed by an international team, this project introduces a new trend in living, the so-called city housing, in which family housing meets apartment units embedded within a compact structure. The villa's design uses cutting-edge materials and sensitively reacts to its context and the extraordinary amount of greenery in the surroundings. Working on the project we aimed to create a simple, timeless design. The apartments are designed as to offer convenient layouts and a maximum level of usability of all spaces. Great emphasis was placed on designing the interiors and their connection with the exterior, because we are convinced that the culture of living does not end at the entrance door. The common areas, as well as the immediate surroundings of the apartment units (lobby, front gardens, etc.) which greatly contribute to the comfort of living only use sensitive materials in combination with natural interior and exterior accessories."

Martin Klejna, P6PA+Architects



Idyllic Hodkovičky



The villa neighborhood of Hodkovičky is one of the most peaceful parts of Prague. Furthermore, it offers an abundance of greenery - one could easily spend hours wandering through the nearby forests, especially in the picturesque valley of the Zátíší Brook. Moreover, the city quarter is home to several unique structures, including Lalotta Villa, a Neo-Renaissance summer mansion.

Even though Vila Hodkovičky resides in a place characterized by tranquility and greenery, it is not far from the city center. Just a few minutes' walk away from the villa there is a tram stop, from which you can easily reach Wenceslas Square in 20 minutes without changing lines. Also within walking distance are a bus stop and the Praha-Braník railway station. By car, you can get to the city center in 10 minutes.



Abundance of Space and Light

The Vila Hodkovičky boutique project offers a total of 13 airy, attractive apartments complete with under-floor heating, large-scale windows with triple glazing and a total floor area ranging from 41 to 104 sq.m. Ten apartments (from studios (1+kk) to two-bedrooms (3+kk)) are situated in the larger, five-story section of the structure (with an onsite lift), with two apartments on each floor. The smaller, two-story section is where 3 townhouse apartments with three-bedroom layouts are housed. Each ground-floor apartment has its own private garden (up to 155 sq.m.).



The apartments are sold move-in ready, including bathroom sanitaryware and fixtures by Laufen and Grohe, and the security entrance door and interior doors by Sapeli. Bathrooms will be complete with Durstone large-scale tiles and glass mosaic tiles. Future owners will be able to choose the specific standard of completion. The layouts of the apartments are adjustable as well. The final inspection is scheduled for the end of November 2018.

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INTERNATIONAL REAL ESTATE

Na Perštýně 2, 110 00, Prague 1

www.vilahodkovicky.cz

Tel.: +420 257 328 281

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