



## Havlickovy sady - life in Prague just got that much better...

A wooden bridge leads over a stream from the gardens of this recently completed development. Cross it, and you'll find yourself in the beautiful park of Havlickovy sady. This easy pleasure is one of the many delights on offer at this luxurious residence.

Residents can relax in swimming pools, whirlpools and saunas. The gardens include a tennis court, volleyball and basketball practice court, an area for playing pétanque and a children's playground. Between the residences, a glass-roofed arcade provides shops, a fitness centre, a hairdresser and a restaurant.

The Havlickovy sady residence is set on 15 km<sup>2</sup> of land on the border between the Vinohrady and Vršovice districts. The complex, comprising four buildings of either seven or eight stories, is surrounded by three km<sup>2</sup> of landscaped garden. Within are apartments tailored for everyone from the single professional to families with a taste for the best.

State-of-the-art architecture, built with the highest construction standards, provides the apartments with everything from deluxe bathrooms to air conditioning and wooden floors. French windows open on to balconies and terraces, while grassed gardens surround the apartments on the first floor.

The adjoining park, Havlíčkovy sady, is Prague's second largest - perfect for a stroll, jog or picnic at a moment's notice. Within, a landscaped, terraced garden with a functioning vineyard surrounds the beautiful Villa Gröbe, a Neo-Renaissance villa built as a luxury summer house for a nineteenth-century industrialist.

The Vinohrady residential district is quiet, well-heeled and elegant - the most sought-after place to live in Prague. A tramline and nearby road allow excellent access to the city centre. Although the residence is already self-sufficient, other shopping areas lie conveniently nearby, while for those with children, the Havlíčkovy sady residence is only 100m away from a kindergarten and elementary school - and 50m away from an ice-rink. ■

### INVESTMENT OUTLINE

Est. Completion:	completed 2005
No. Apartments:	142
Apartment sizes:	42 - 138 sqm
Starting price:	2,558,000 CZK
Location:	Prague 2, Vihohrady

