



Apartment One-bedroom (2+kk)

€ 328 064 | CZK 7 990 000

46.7 m², Prague 4, Hodkovičky





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Total area	71 m ²
Floor area*	47 m ²
Balcony	24 m ²
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	102410

* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This newly built corner apartment with a large sunny balcony with wonderful views is located on the 4th (before last) floor of a barrier-free building in a just finished residential project. The expected approval date is autumn 2023.

The layout offers a living room with a kitchen, a bedroom, a bathroom with a toilet, and an entrance hall. Both rooms have access to a **large balcony** that wraps around the apartment.

Facilities include **recuperation**, floating **wooden floors**, large-format Italian wall and floor tiles, Elegante Deceuninck windows with insulated triple glazing and exterior aluminum **blinds**, veneered interior doors with a height of **210 cm**, and **Sapeli** entrance doors. Heating by floor convectors connected to a central gas boiler. The price includes a **parking space in the garage**.

The gradually revitalized location at the junction of Hodkovičky and Modřany stands out for its wide range of **sports and relaxation opportunities**. The project is located right next to a **golf course and leisure area by the Vltava River**, close to the **Hodkovičky forest park**. Within walking distance (or 2 minutes by car) is a kindergarten and an elementary school. A tram stop with fast connections to the city center is right by the building, and the Praha-Branik train station, from where you can go on trips to **Posázaví**, is also nearby.

Floor area 46.7 m², balcony 23.8 m², cellar 3.1 m².

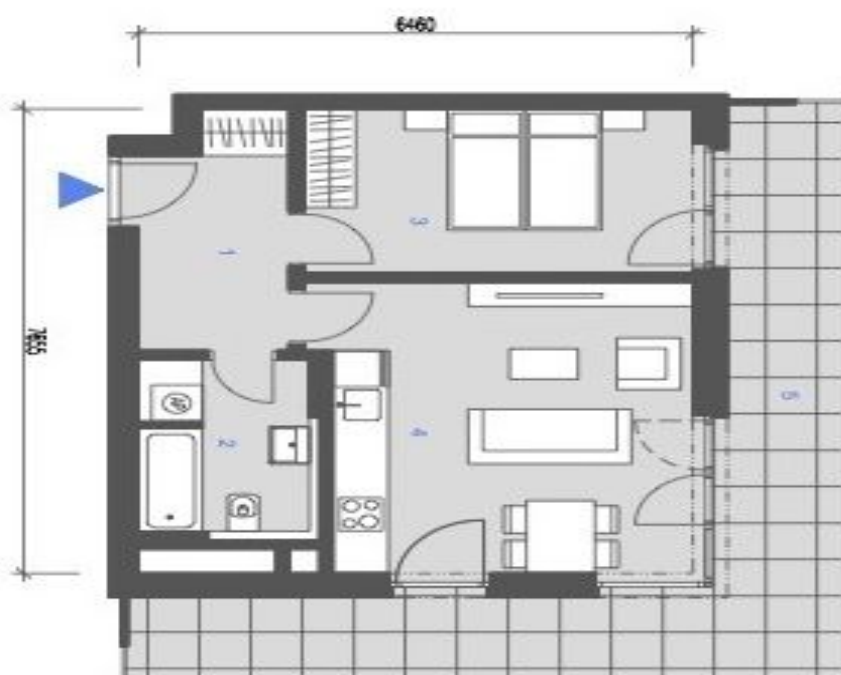
Sale by way of a future purchase contract.



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5.NP

	Podlaží
1 Chodba	7,1 m ²
2 Koupelna + WC	5,9 m ²
3 Ložnice	12,5 m ²
4 Obývací pokoj + K	21,2 m ²
Plocha místnosti celkem	46,7 m²
Ostatní plochy	3,5 m²
Sklep č.752	3,1 m²
Plocha bytu celkem	53,3 m²
5 Balkon	23,9 m ²