



## Apartment Two-bedroom (3+kk)

Sold

98 m<sup>2</sup>, Praha 4, Podolí, Levá





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Total area	107 m <sup>2</sup>
Floor area*	98 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 647 CZK monthly
PENB	E
Reference number	103577

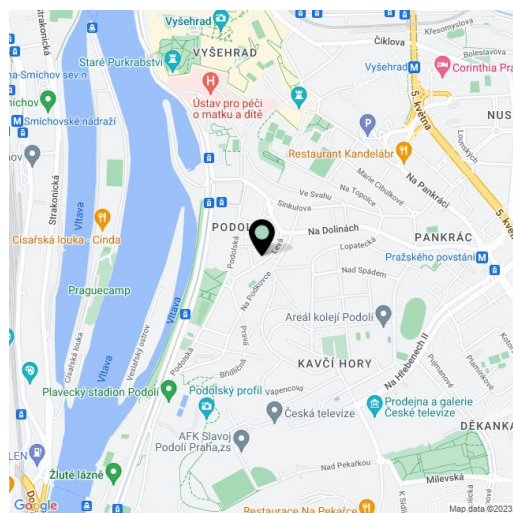
**This airy apartment with a balcony and wonderful views of Vyšehrad or the Podolská waterworks is located on the 5th floor of a brick building in an attractive place next to a park near the Podolské Embankment and not far from the Vytoň Embankment.**

The practical layout consists of a bright and spacious living room with a kitchen, dining area, and **work corner**, 2 bedrooms, a bathroom (with a bathtub, toilet, and connection for a washing machine), a **walk-in wardrobe**, and a large entrance hall. The living room has access to a **west-facing balcony with impressive views of the far surroundings**, while the bedrooms are **east-facing**.

The apartment was created in 2010 by the extending a **historic house**. The interior is in an **excellent condition**; the kitchen is fully equipped with built-in **Siemens** appliances and a central island; the floors are **wooden**. The well-maintained building has a **modern elevator**.

The location on a quiet side street is surrounded by **an abundance of greenery**, a small park is directly opposite the building, a just few meters further on is **Antonín Engel Park** with several playgrounds. It is also just a short distance to **Veslařský Island** and the vast grounds of **Vyšehrad**. There is a kindergarten and an elementary school right next door. Shops, restaurants, and cafes are nearby, and the surrounding area also offers a wide range of **sports activities**. Trams from a stop just a few steps away provide an excellent connection to the city center.

Floor area 98.47 m<sup>2</sup>, balcony 9 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.