



## Apartment One-bedroom (2+kk)

€ 971 | CZK 24 000

53.4 m², Prague 4, Hodkovičky, Šífařská





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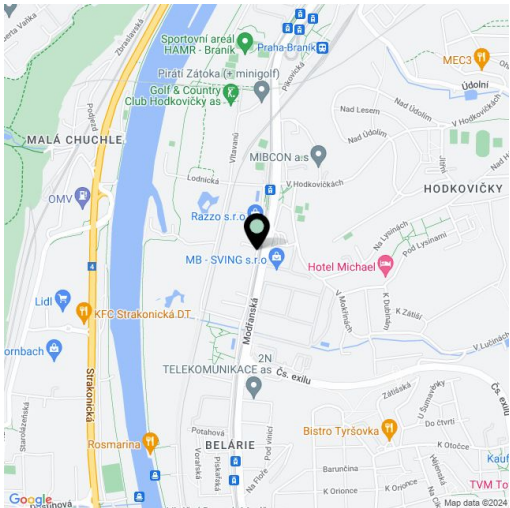
53.4 m², Prague 4, Hodkovičky, Šífařská

Total area	86 m²
Floor area*	53 m²
Terrace	33 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500. Electricity is billed separately.
Reference number	104607
Available from	Immediately

This bright, safe unfurnished apartment with a large terrace is on the 1st floor of a recently constructed building with underground parking. Located in a quiet part of Hodkovičky, in close vicinity of the Vltava riverbank, with a bike and an in-line trail along the river. An area with good amenities within easy reach, tram connections to the city center, bus connections to the Kačerov metro station (line C), and a short drive to the Prague British School and Austrian high school. This location is ideal for sports enthusiasts - just a few minutes to a golf course, the Modřany Freestyle Park with a volleyball court, pétanque, minigolf and boat rental, paddleboards, and more.

The interior features a living room with a fully fitted open plan kitchen and dining area, a bedroom, a bathroom (bathtub, toilet with a bidet shower), and an entrance hall with large built-in wardrobes. Offering beautiful green views, the southwest-facing **terrace** is accessible from both main rooms.

**Heat recovery ventilation, hardwood floors**, tiles, automatic exterior blinds, light dimmers, central heating, washer/dryer, dishwasher, induction stove top, microwave oven, alarm, **cellar**, elevator, pram/bike storage in the building. A **garage parking** space is included.



\* 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.