



## Apartment Studio (1+kk)

27.38 m<sup>2</sup>, Prague 4, Podolí, Sinkulova

€ 98 594 | CZK 2 490 000





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Total area	27 m <sup>2</sup>
Parking	-
Cellar	4 m <sup>2</sup>
PENB	G
Reference number	104833

This studio unit in cooperative ownership (annuity to pay approximately CZK 3,317,431) with views of the greenery is located on the 2nd floor of a corner building from 1911, in which a modern residence was built in 2023. An excellent area in the green district of Podolí, a short distance from the Vltava River and quiet Vyšehrad, but also from the center or the lively district of Pankrác.

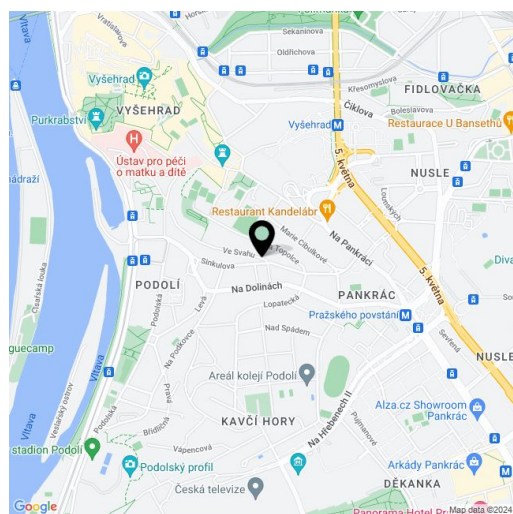
The area of the unit is divided into a living room with a kitchen, a bathroom (bathtub, sink, toilet, connection for a washing machine), and an entrance hall.

Facilities include laminate floors (Dub Savana decor), a **wooden Euro window** or a safety fireproof entrance door. The backlit Sykora kitchen is equipped with **Siemens and AEG** appliances. The historic, completely renovated building in an **ornate Classicist style with a touch of Art Nouveau** has an **elevator**, wheelchair access, and elegant common areas. The unit comes with a **cellar storage unit**.

A convenient location in a popular part of Prague 4 with **plenty of greenery** and a complete range of services. There are shops, restaurants, cafes, and medical services in the vicinity, and the area offers a wide range of indoor and outdoor **sports activities**. A well-known **swimming stadium**, tennis courts, a **rowing club**, and a popular **bike path along the Vltava** are nearby and a tram stop with fast connections to the city center is literally a few steps away.

Cooperative ownership, annuity payable approx. CZK 3,317,431 (status as of 1/2024). Transfer to private ownership is not possible at the moment.

Floor area 26.69 m<sup>2</sup>.



\* 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.



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