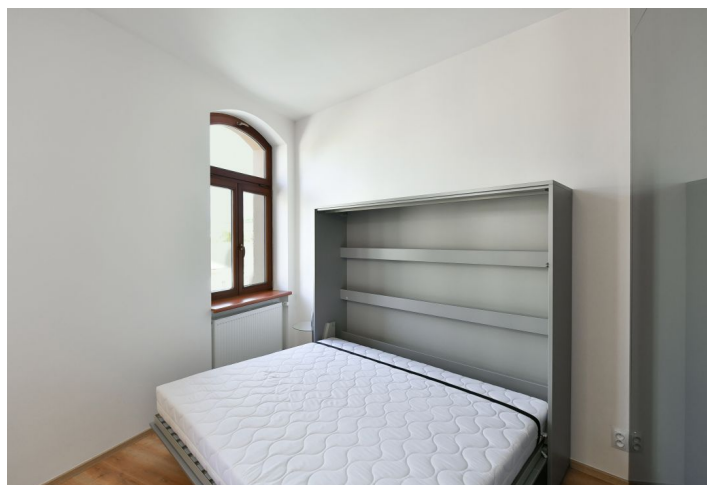
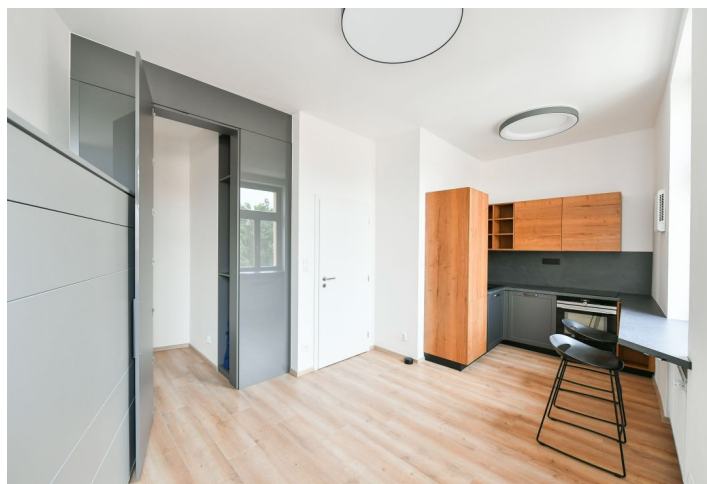
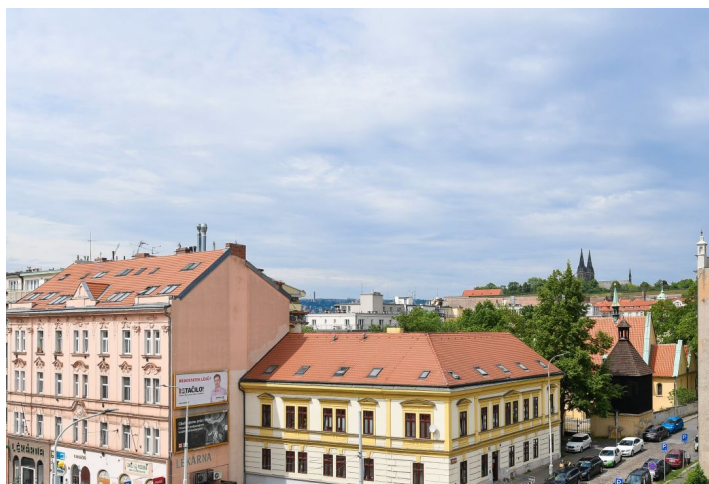
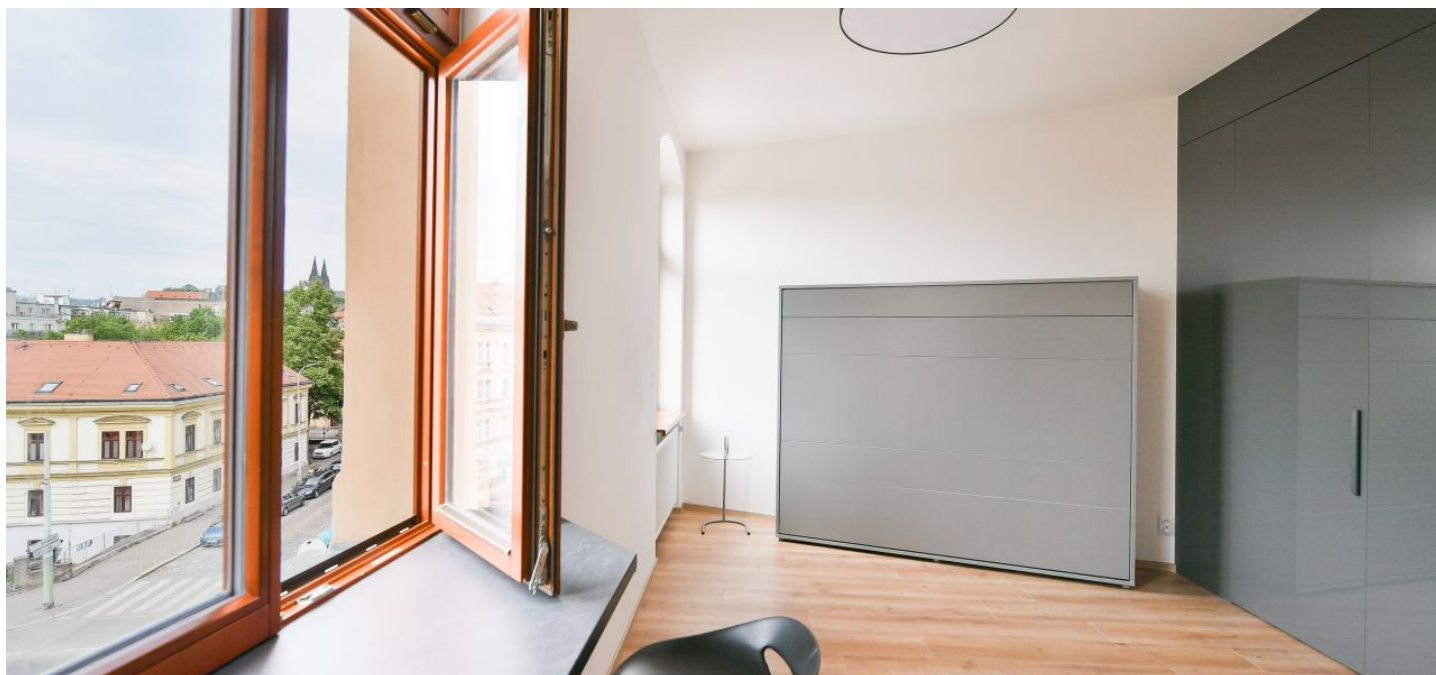




## Apartment Studio (1+kk)

€ 100 931 | CZK 2 549 000

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





## Apartment Studio (1+kk)

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

€ 100 931 | CZK 2 549 000

Total area	26 m <sup>2</sup>
Parking	-
Cellar	3 m <sup>2</sup>
PENB	G
Reference number	104834

This studio apartment in cooperative ownership (annuity approx. CZK 3,523,083) with a view of the greenery is located on the 2nd floor of a corner building from 1911, in which a modern residence was created 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.

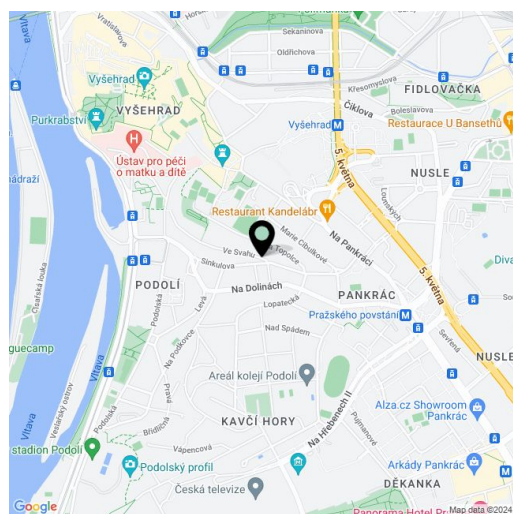
The area of the unit is divided into a living room with a kitchen, a **walk-in wardrobe** and a built-in **folding bed**, a bathroom (bathtub, sink, toilet, connection for a washing machine), and a foyer.

Facilities include laminate floors (Dub Savana decor), **wooden Euro windows** or a safety fireproof entrance door. The backlit **Sykora** kitchen is equipped with **Siemens** and **AEG** appliances. Automatic supply of fresh air is provided by **recuperation**. 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 apartment 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. Shops, restaurants, cafes, and medical services are 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 3,523,083 (status as of 1/2024). Transfer to private ownership is not possible at the moment.

Floor area 25.75 m<sup>2</sup>, cellar 3.26 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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