



## Apartment Studio (1+kk)

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

€ 98 594 | CZK 2 490 000





## Apartment Studio (1+kk)

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

€ 98 594 | CZK 2 490 000

Total area	31 m <sup>2</sup>
Parking	-
Cellar	2 m <sup>2</sup>
PENB	G
Reference number	104835

This semi-residential unit in cooperative ownership (annuity approx. CZK 3,346,448) with a view of the greenery is located on the 3rd 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 bathroom (bathtub, sink, toilet, connection for a washing machine), and an entrance hall. There is also a practical **storage room** directly opposite the unit.

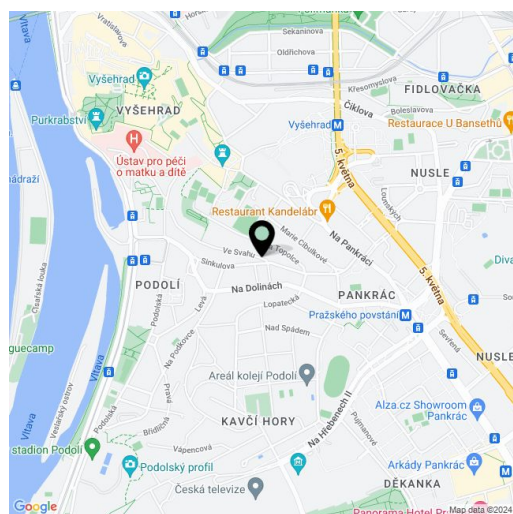
Facilities include laminate floors (Dub Savana decor), **wooden Euro windows** or a safety fireproof entrance door. The backlit **Sykora** kitchen is equipped with **Siemens** and **AEG** appliances. The historic, completely renovated building in an **ornate Classicist style** with a touch of **Art Nouveau**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

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 3,346,448 (status as of 1/2024). Transfer to private ownership is not possible at the moment.

Floor area 30.85 m<sup>2</sup>, storage room on the floor 2.17 m<sup>2</sup>.

Subject to special legal conditions.



\* 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.



# Apartment Studio (1+kk)

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

€ 98 594 | CZK 2 490 000

