



## Apartment One-bedroom (2+kk)

€ 233 617 | CZK 5 900 000

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





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Total area	40 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	105156

Housing unit in cooperative ownership with an impressive view of the iconic towers of the Basilica of St. Peter and Paul in Vyšehrad located on the 2nd floor of a corner building from 1911, in which a modern residence with an elevator was built in 2023. A excellent location in the popular Podolí district, a short distance from the Vltava River and Vyšehrad Park, but also from the center or the lively Pankrác district.

The area of the unit is divided into a kitchen, a room with a **view of Vyšehrad**, a bathroom (with a bathtub and toilet), and an entrance hall.

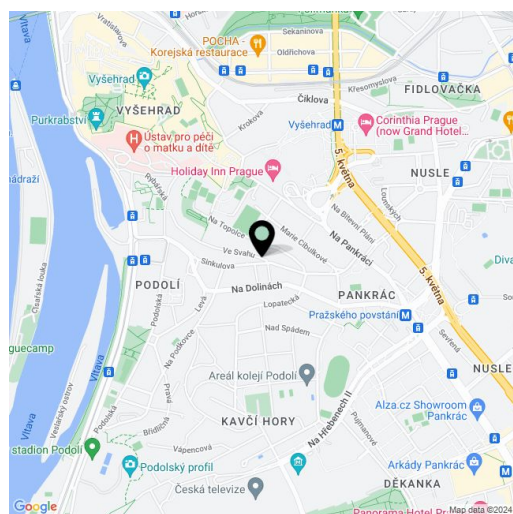
The ceiling height of the apartment is **3 m**. Facilities include a laminate floors (**Oak Savana decor**), wooden Euro-windows, a safety fire entrance door, and a built-in kitchen designed by a carpenter. Storage space is provided by a generous built-in wardrobe in the hall. The historic, completely renovated building in an **ornate Classicist style** with a touch of **Art Nouveau** has an **elevator, barrier-free access**, and elegant common areas.

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. The area offers a wide range of indoor and outdoor sports activities - nearby is a well-known **swimming stadium, tennis courts, a rowing club**, or the widely used bike path along the Vltava River. A tram stop with fast connections to the city center is literally a few steps away.

Cooperative ownership, annuity payable approx. CZK 4,600,000 (status as of 6/2024). Transfer to private ownership is not possible at the moment.

Floor area 40.37 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.