



Apartment Two-bedroom (3+kk)

Sold

107 m², Prague 4, Podolí, Na Dolinách





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Total area	134 m ²
Floor area*	107 m ²
Terrace	27 m ²
Garden	48 m ²
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	G
Reference number	105319

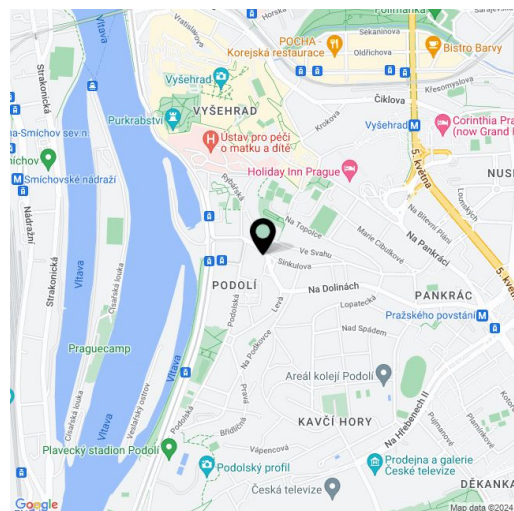
This quiet apartment with a terrace, a garden, and 2 garage parking spaces is part of a modern apartment building with an elevator in the highly sought-after area of Prague 4 - Podolí, near the waterfront and Vyšehrad.

The layout of the 3rd floor apartment offers an open space living room, 2 bedrooms, a bathroom, a separate toilet, a utility room (with a connection for a washing machine and dryer), and a foyer. From the living room it is possible to enter the **partly covered terrace** and then to the **garden**, the dominant feature of which is a **romantic magnolia tree**.

The residential project was completed in 2016. The quality facilities include **oak floors** (Sahara oak), large wooden windows with **exterior blinds**, security entrance doors, a heated towel rail, and **underfloor heating** in the bathroom. The kitchen is wooden and the worktop is made of **Technistone artificial stone**. The built-in furniture by a carpenter remains in the interior, and a **Bang & Olufsen TV** is part of the equipment. Heating is provided by a gas boiler with a hot water tank, and the purchase price includes **2 garage spaces** and a **cellar storage cubicle**.

The neighborhood is full of restaurants, cafes, and shops, it is close to a kindergarten and elementary school and to many **sports fields**. In no time you can get to a popular **bike and inline trail**, and **tennis courts**, a **yacht club**, a **swimming stadium**, and the **Žluté lázně** recreation area are within easy reach. Nearby **Vyšehrad** with its vast **orchards** offers an escape from the hustle and bustle of the city. An excellent connection to the city center is ensured by trams (a stop is about a 7-minute walk away), or by the **Pražského povstání** (line C) which is a 10-minute walk, or alternatively by bus (the Doliny stop is 50 metres from the property).

Floor area 106.8 m², terrace 27m², garden 47.5 m², cellar 2 m².



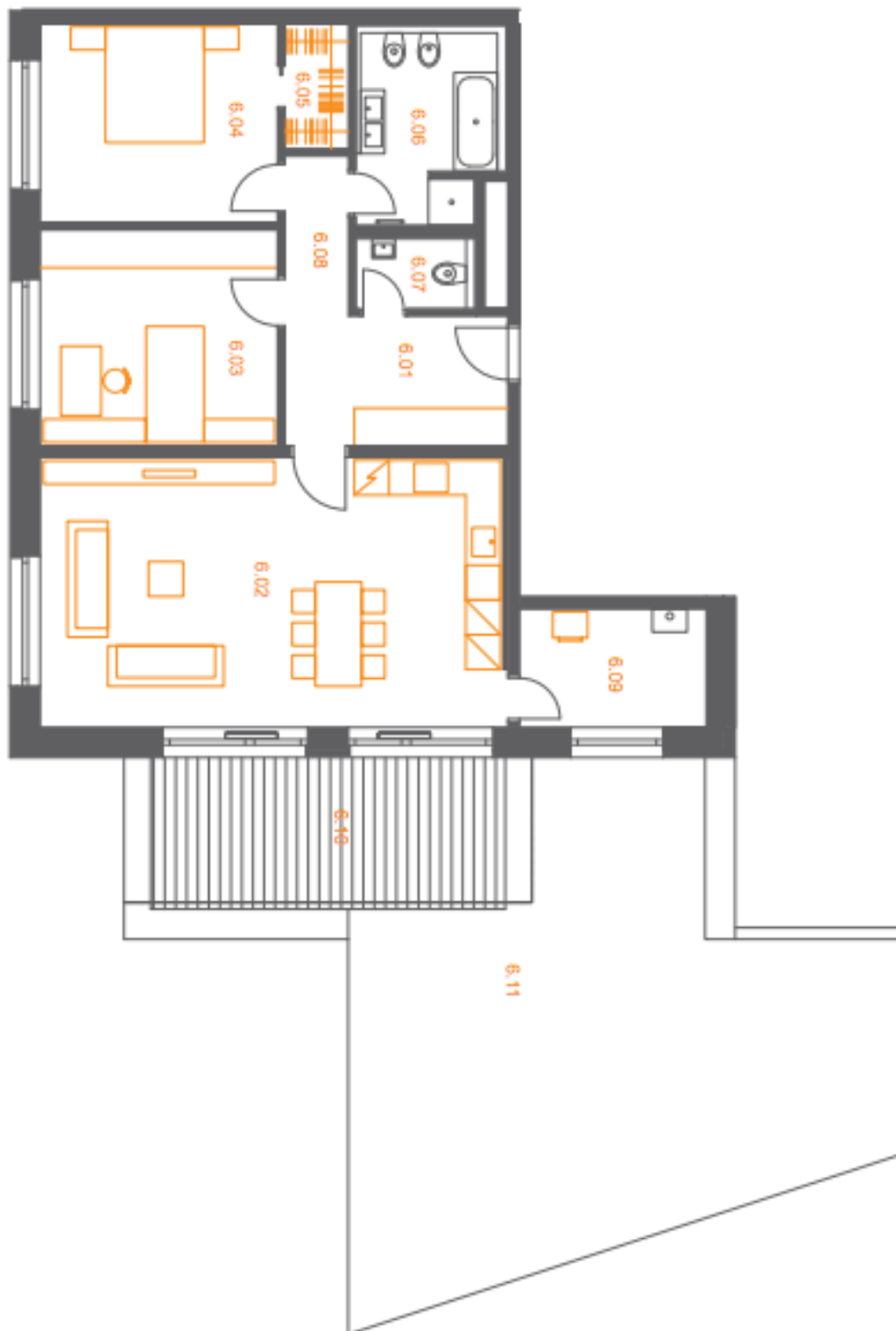
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Byt (1:150)