



## Apartment Two-bedroom (3+kk)

Sold

99 m<sup>2</sup>, Praha 4, Podolí, Sinkulova





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Total area	103 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	19217

**Two-bedroom apartment situated on the second floor of an unconventionally conceived emerging project with underground garage, which is located close to Vysehrad and the Vltava River, on a quiet street in a popular residential area of Prague 4 - Podolí. Comfortable living in a small, cozy residence by a popular design studio, which offers other units of sizes from 1-bedroom to 4-bedroom.**

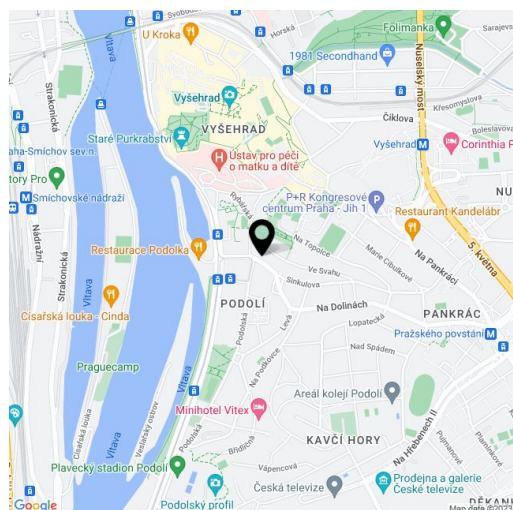
The apartment offers an open-plan living room with kitchen, dining area and east-oriented balcony, 2 bedrooms (main with second smaller balcony), walk-in closet, bathroom with bathtub and shower, separate toilet, utility room and central hall with built-in wardrobes.

All apartments are equipped to a **high standard** - wooden floors of bleached oak, large format wooden windows, sliding wooden doors/with internal hinges, bathroom appliances by **Laufen, Grohe and Hüppe**.

The project is located in a **popular residential location** with full amenities and excellent access to the city center thanks to nearby Podolská vodárna tram and bus stops. In the surroundings you will find a nursery and primary school, indoor and outdoor swimming pools, tennis courts, agility park, rowing club, golf course in neighboring Hodkovičky, cafes, restaurants and **park directly related to the Vyšehrad gardens**.

Please contact us for the current list of vacant apartment units.

Interior 99.33 m<sup>2</sup> + balconies 2.81 and 1.27 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.