



Apartment Two-bedroom (3+kk)

Sold

96 m², Prague 4, Podolí





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Total area	100 m ²
Floor area*	96 m ²
Balcony	4 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	19537

* 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.

Sunny apartment with 2 balconies is situated on the third floor of 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 consists of an open-plan living room with kitchen and dining area, 2 bedrooms, bathroom with shower, separate toilet, walk-in wardrobe, water closet, and central hall. The living room and the main bedroom have their own balconies.

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 **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 95.74 m² + balconies 2.81 and 1.27 m²



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