



## Apartment Three-bedroom (4+kk)

**Sold**

96 m², Prague 4, Podolí, Nedvědovo náměstí





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Total area	103 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Balcony	7 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	7 318 CZK monthly
PENB	C
Reference number	21567

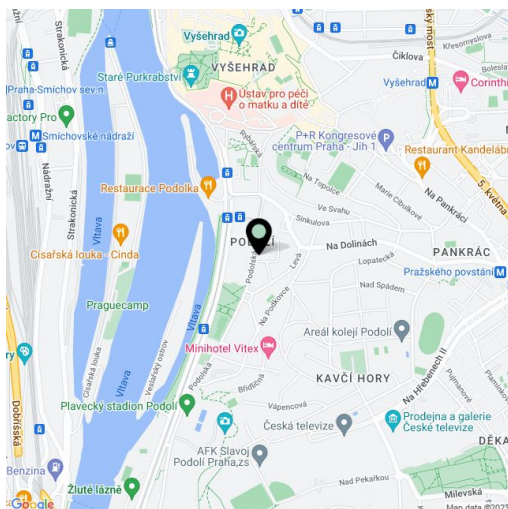
**Sunny 3-bedroom apartment after a complete reconstruction boasting a balcony and terrace, located on the 2nd floor of a residential building from 2004 with 24-hour reception, security and camera system, which has won several architectural awards. Locality of Prague 4 - Podolí, with excellent access to the center and the all amenities in place.**

The interior consists of a living room with a kitchen, 3 bedrooms, a bathroom, and a separate toilet. The living room and one of the bedrooms share a terrace facing the courtyard, the remaining bedroom with access to the balcony is oriented to a quiet street.

**Wooden floors, Marazzi tiles**, sanitary ware by Italian designer brands. The purchase price includes **part of the furniture, 2 garage parking spots**, and a **cellar**.

Nearby you can find a swimming pool, cycling trails, skating track, Žluté lázně with beaches and wide range of sport opportunities, Cere Yacht club, and Vyšehrad. Schools, kindergartens, playgrounds, shops, restaurants and more - all nearby.

Interior 95,3 m<sup>2</sup>, balcony 3 m<sup>2</sup>, terrace 4 m<sup>2</sup>, cellar 4 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.