



Apartment Three-bedroom (4+kk)

Sold

107.5 m², Prague 4, Podolí, Jeremenkova





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Total area	120 m ²
Floor area*	108 m ²
Terrace	12 m ²
Garden	71 m ²
Parking	350 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	23715

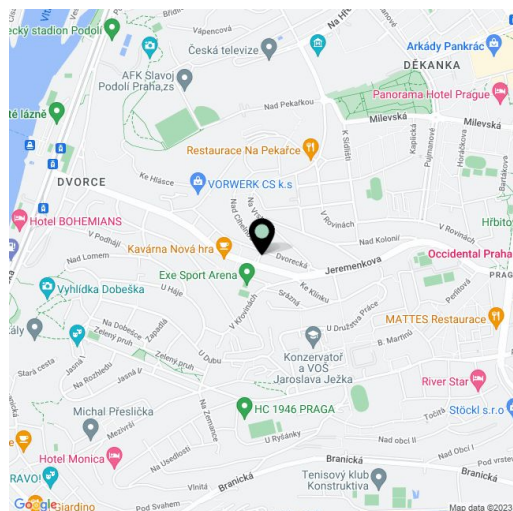
Attractive, well-equipped garden apartment on the ground floor of a newly built residential project of two modern villa houses in the original residential area of the popular Podolí district, Prague 4. Pleasant and green location with excellent transport links to the center.

The flat consists of a living room with preparation for kitchen and dining area, 3 bedrooms, one en-suite and one shared dressing room, bathroom with bathtub, separate toilet, and a utility room / storage. All rooms have access to a private garden with a terrace.

Equipped with **triple-layer solid wood floors**, large format tiles, wooden windows with safety glass and preparation for outdoor blinds, veneered interior doors, security entry door, heated floors in bathrooms, Laufen sanitary ware and Hansgrohe fittings, videophone. Option to buy a **garage parking space** and **cellar** at extra cost.

The house is situated in a green and quiet area within easy reach of all amenities. Nearby is a primary and nursery school (from September 2016 establishing a Montessori system of education), a grammar school, health center, Podolí swimming pool, Žluté lázně outdoor spa and the Branické skály natural monument with a lookout point.

Interior 98.1 m², terrace 12 m², garden 71 m², cellar 4.2 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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PODROBY PODLAŽÍ / FLOOR PLAN

SKLEPI/KOMORA / UTILITY ROOM IN BASEMENT

PARKING

POHLED NA DŮM ZE ZAHŘADY / BUILDING VIEW FROM THE GARDEN

4 + KK

BYT 1.1

Byt č. / Apartment No.

1. NP

Podlaží / Floor

1 Předstí / Entry	12,70 m ²	
2 Obývací pokoj + kč / Living Room + Kitchen	30,60 m ²	
3 Ložnice / Bedroom	16,70 m ²	
4 Koupelna / Bathroom	4,40 m ²	
5 Šatna / Wardrobe	4,00 m ²	
6 Ložnice / Bedroom	11,90 m ²	
7 Ložnice / Bedroom	13,00 m ²	
8 WC / Toilet	1,80 m ²	
9 Komora / Utility Room	3,00 m ²	
Čistá užžitná plocha bytu / Apartment Area Total	98,10 m²	

Sklepi komora / Utility Room in Basement	4,20 m ²	
Podlahová plocha bytu	107,49 m²	
10 Terasa / Terrace	12,00 m ²	
11 Předzahrádka / Garden	71,00 m ²	
Sklepi komora č. / Utility Room in Basement No.	3	
Parkovací stání č. / Parking No.	18 + 19	