



## Apartment Three-bedroom (4+kk)

Sold

107.5 m<sup>2</sup>, Praha 4, Podolí, Jeremenkova





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Total area	120 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	12 m <sup>2</sup>
Garden	71 m <sup>2</sup>
Parking	2 garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	B
Reference number	23715

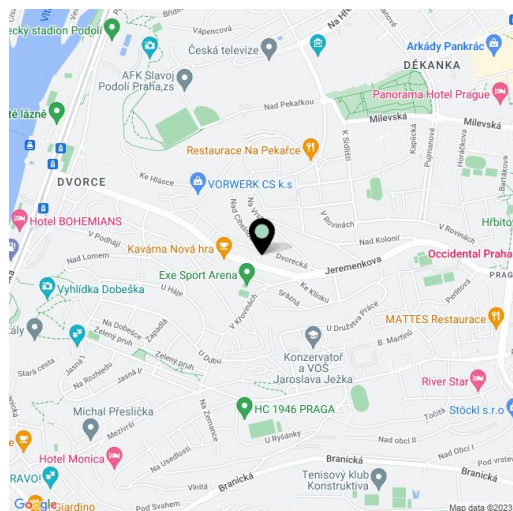
Attractive, well-equipped garden apartment on the ground floor of a newly built residential project of two modern villa houses in the original residential area of the popular Podolí district, Prague 4. Pleasant and green location with excellent transport links to the center.

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 m<sup>2</sup>, terrace 12 m<sup>2</sup>, garden 71 m<sup>2</sup>, cellar 4.2 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.



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POHLED NA DŮM ZE ZAHRADY / BUILDING VIEW FROM THE GARDEN

PODROBNÝ PLOCHÝ PŮDORISNÍ PLÁN / FLOOR PLAN

PARKING

SKLEPNÍ KOKONABA / UTILITY ROOM IN BASEMENT

**4 + KK** Typ / Type

**BYT 1.1** Byt č. / Apartment No.

**1. NP** Podlaží / Floor

1	Předsíň / Entry	12,70 m <sup>2</sup>
2	Obývací pokoj + kč / Living Room + Kitchen	30,60 m <sup>2</sup>
3	Lázně / Bedroom	16,70 m <sup>2</sup>
4	Koupelna / Bathroom	4,40 m <sup>2</sup>
5	Sněná / Wardrobe	4,00 m <sup>2</sup>
6	Lázně / Bedroom	11,90 m <sup>2</sup>
7	Lázně / Bedroom	13,00 m <sup>2</sup>
8	WC / Toilet	1,80 m <sup>2</sup>
9	Komora / Utility Room	3,00 m <sup>2</sup>
<b>Čistá užitná plocha bytu / Apartment Area Total</b>		<b>98,10 m<sup>2</sup></b>
Spíací klenota / Utility Room in Basement		4,20 m <sup>2</sup>
<b>Podlahová plocha bytu</b>		<b>107,49 m<sup>2</sup></b>
10	Terasa / Terrace	12,00 m <sup>2</sup>
11	Předsádková / Garden	71,00 m <sup>2</sup>
Spíací klenota č. / Utility Room in Basement No.		3
Parkovací stání č. / Parking No.		18 + 19