



Apartment Three-bedroom (4+kk)

Sold

110.9 m², Prague 4, Podolí, Jeremenkova





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Total area	132 m ²
Floor area*	111 m ²
Terrace	21 m ²
Garden	13 m ²
Parking	667 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	23716

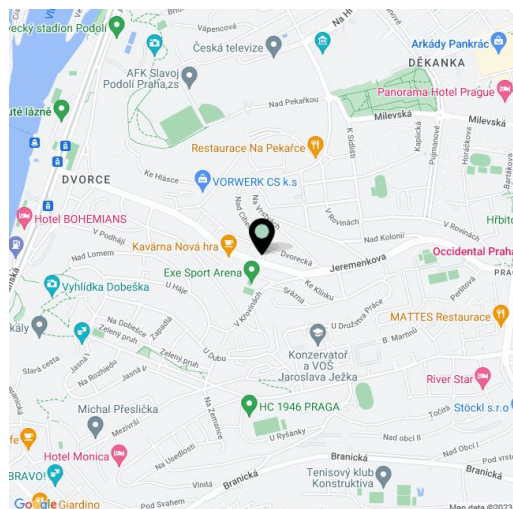
Attractive, well-equipped garden apartment on the ground floor of a newly built residential project of two modern villa houses in the original residential area of the popular Podolí district, Prague 4. Pleasant and green location with excellent transport links to the center.

The flat consists of a living room with preparation for kitchen and dining area, 3 bedrooms, dressing room, bathroom with bathtub and toilet, separate toilet, and a utility room / storage. All rooms have access to a private garden with a terrace, or to an enclosed balcony.

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 104.3 m², terrace 16.9 m², enclosed balcony 3.7 m², garden 13 m², cellar 4.4 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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POHLED NA DÍM ZE ZÁHRADY /
BUILDING VIEW FROM THE GARDEN

4NP
3NP
2NP
1NP

PODROBNÝ PODLAŽÍ / FLOOR PLAN

PARKING

SKLEPNÍ KOMORA / UTILITY ROOM IN BASEMENT

1 Předstí / Entry 12,90 m²

2 Obývací pokoj + kč / Living Room + Kitchen 37,40 m²

3 Ložnice / Bedroom 15,00 m²

4 Ložnice / Bedroom 12,20 m²

5 Ložnice / Bedroom 13,20 m²

6 Koupelna / Bathroom 6,30 m²

7 WC / Toilet 2,40 m²

8 Domácí prádelna (komora) / Utility Room 2,80 m²

9 Šatna / Wardrobe 2,10 m²

Čistá užitná plocha bytu / Apartment Area Total 104,30 m²

Sklepní komora / Utility Room in Basement 4,40 m²

Podlahová plocha bytu 114,96 m²

10 Lodžie / Loggia 3,70 m²

11 Terasa / Terrace 16,90 m²

12 Priezrahadka / Garden 13,00 m²

Sklepní komora č. / Utility Room in Basement No. 2

Parkovací stání č. / Parking No. 1 + 16

4 + KK Typ / Type

BYT 14 Byt č. / Apartment No.

1. NP Podlaží / Floor