



## Apartment Studio (1+kk)

33 m<sup>2</sup>, Prague 4, Hodkovičky, Šífařská

Rented





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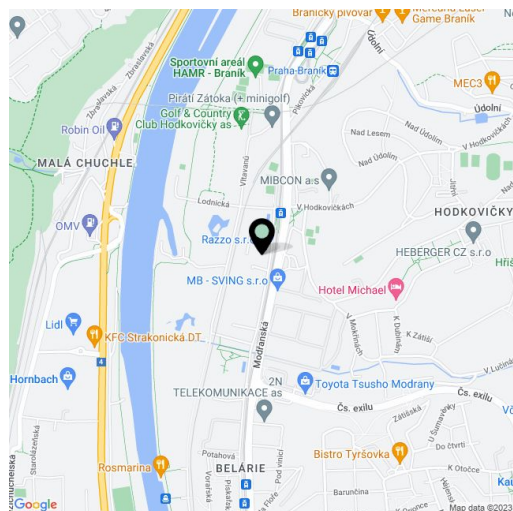
Rented

Total area	38 m <sup>2</sup>
Floor area*	33 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	27211
Available from	Immediately

Studio apartment with a balcony on the second floor in a newly constructed building with underground parking. Located in a quiet area of Hodkovičky, in close vicinity of the Vltava riverbank, with a bike trail and an in-line trail along the river. Area with good amenities within easy reach, tram connections to the city center, bus connections to Kačerov metro station, line C, and a short drive to the Prague British School and the Austrian grammar school. This location is ideal for sports enthusiasts - just a few minutes to a golf course, the Modřany Freestyle Park with a volleyball court, pétanque, minigolf and boat rental, paddleboards, and more.

The studio includes living room / bedroom with balcony access, a fully fitted open kitchen with a breakfast bar, shower bathroom with toilet, and a small entrance hall.

Laminated floors, tiles, security entry door, central heating, fridge, dishwasher. One garage parking space included. Common building charges, water and heating CZK 2000 per month. Electricity is billed separately (current deposit CZK 500/month).



\* 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.