



## Apartment Two-bedroom (3+1)

Sold

72 m<sup>2</sup>, Prague 4, Podolí, Terasovitá





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Total area	96 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Terrace	24 m <sup>2</sup>
Parking	400 000
Garage	Yes
Cellar	Yes
Service price	5 009 CZK monthly
PENB	G
Reference number	28354

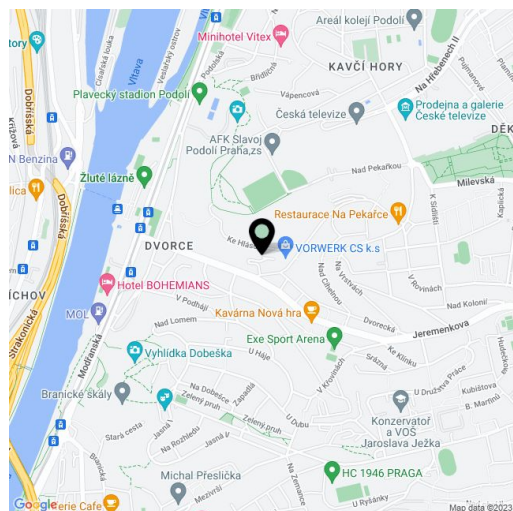
This southeast-facing apartment with a terrace and beautiful views is located in an apartment building situated next to the Dvorecké stráně natural monument. Pleasant living on a quiet, dead-end street, yet with all services in close proximity.

The layout of this apartment on the 4th floor consists of a living room with access to a **spacious terrace**, a kitchen, 2 bedrooms, an entrance hall, a bathroom, and a guest toilet.

The brick building was built in 1975. Features include plastic windows and **parquet flooring**, remote heating control, and a hot water boiler. The interior is intended for reconstruction. Parking is available in a **separate garage**. There is no elevator in the building, but because it is set on a slope, the apartment is easily accessible from the street above the house. The building's common areas include a **sauna**, a **drying room**, and a **table tennis room** that all residents can use.

The nice location has **complete urban amenities**, a **lot of greenery**, and excellent **accessibility to the center**. Within walking distance, there is a kindergarten, elementary school, cafes, and restaurants. There is a bus stop a few meters from the house, the ride to the **Budějovická** metro station (line C) takes 5 minutes, and the Dvorce tram stop is within walking distance. A swimming stadium, the Modřanská bike path by the Vltava River, and Žluté lázně are close-by.

Interior 72.23 m<sup>2</sup>, terrace 24 m<sup>2</sup>, cellar 4.53 m<sup>2</sup>, garage 17.6 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.