



## Apartment Three-bedroom (4+kk)

Sold

107.46 m<sup>2</sup>, Prague 4, Hodkovičky, Na Lysinách





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Total area	110 m <sup>2</sup>
Floor area*	107 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Garden	156 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29573

**Newly built airy and light maisonette townhouse with a garden, set in the new Vila Hodkovičky boutique project, boasting minimalist design. The villa is situated in a quiet residential area with a pleasant atmosphere.**

Completion is scheduled for February 2019.

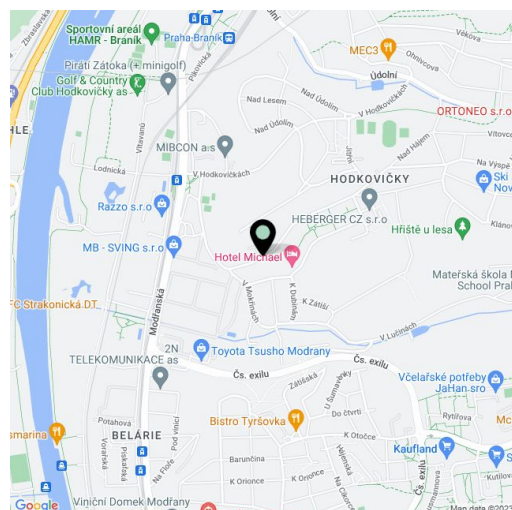
The layout offers a southwest living space with a dining room, an open kitchen and access to the private garden, a powder room (toilet & sink), a hall, and 2 utility rooms. Upstairs there is a master bedroom with a bathroom and a balcony, another 2 bedrooms, a shared bathroom and a hall.

The interior will include **floor-to-ceiling wooden windows** with triple glazing, large tiled bathrooms, Durstone mosaic tiles, Hüppe, Laufen and Grohe sanitary fittings, **underfloor heating**, Sapeli interior doors and security entrance doors. **Currently, the exact type of the equipment can be selected by the client. The client can also customize the layout.** The apartment has a cellar unit. There is a practical washroom for bicycles and dogs. There is also a possibility to buy a parking place.

The villa is located in a quiet area of Prague, surrounded by dense greenery. A short distance away there is a popular **cycling trail** along the Vltava River. Other sports amenities include a nearby sports center and a **golf club**. There is a large shopping center within a short drive. Just a few minutes' walk from the house is a tram that takes **20 minutes to Wenceslas Square**. Within walking distance are the bus stop and the train station Prague-Braník with fast and direct connections to the **Main Railway Station**. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Usable area 107.2 m<sup>2</sup>, loggia 2.54 m<sup>2</sup>, front garden 155.76 m<sup>2</sup>.

More information: [www.vilahodkovicky.cz](http://www.vilahodkovicky.cz)



\* 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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č.	Přibližné rozměry místností	m <sup>2</sup>
1	předstíň	2,69
2	koupelna 1	2,28
3	komora	3,72
4	sklad	2,32
5	obývací pokoj + kk	38,03
<b>Plocha bytu dle NOZ</b>		<b>107,67</b>
Předzahrádka		155,8
Lodžie		2,5

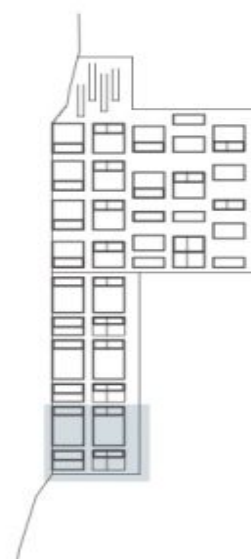




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č.	Přibližné rozměry místností	m <sup>2</sup>
6	chodba	4,04
7	pokoj 1	12,05
8	pokoj 2	11,32
9	koupelna 2	3,28
10	koupelna 3	3,42
11	ložnice	16,58
Plocha bytu dle NOZ		107,67
Lodžie		2,5