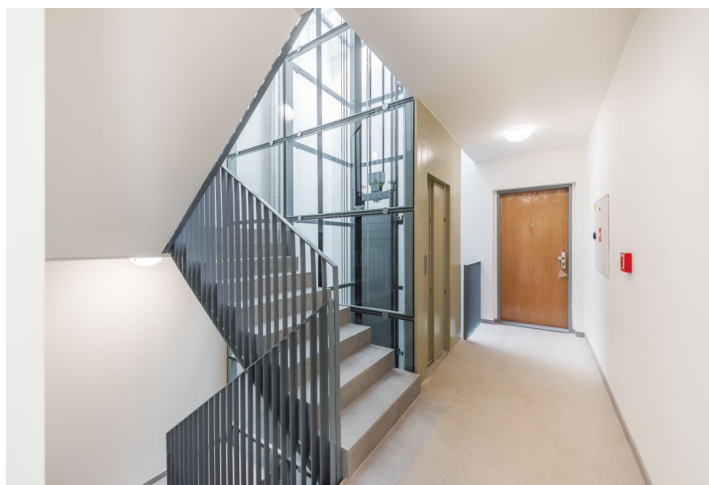




## Apartment Two-bedroom (3+kk)

Sold

85 m<sup>2</sup>, Praha 4, Hodkovičky, Na Lysinách





## Apartment Two-bedroom (3+kk)

**Sold**85 m<sup>2</sup>, Praha 4, Hodkovičky, Na Lysinách

Total area	85 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29598

**Newly built airy and bright apartment with a minimalist interior design, part of the Vila Hodkovičky boutique project, situated in a quiet residential area with a pleasant atmosphere.** Completion scheduled for April 2019.

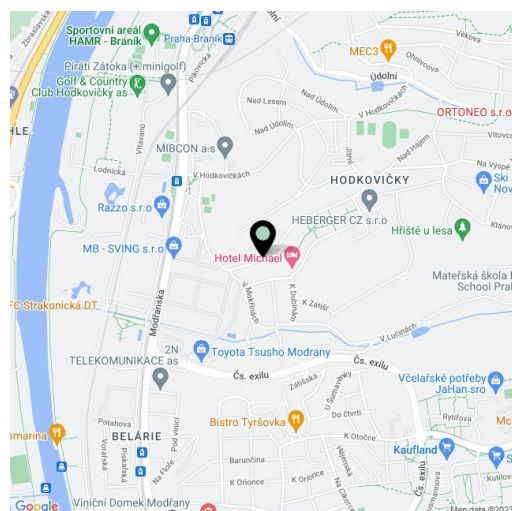
The layout of the apartment on the 2nd floor features a generous southeast-facing living space with an open plan kitchen and dining room, 2 bedrooms, 2 bathrooms, and a hall.

The interior will include triple glazed **floor-to-ceiling wooden windows**, bathrooms with large-format tiles, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, the client can select the fittings and appliances, and customize the layout.** The apartment comes with a cellar unit and there is a practical washroom for bicycles and dogs in the building. A parking space is available at an additional cost.

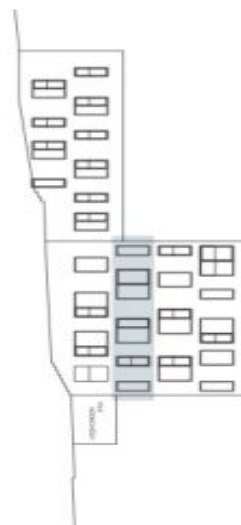
The villa is located in a quiet area of Prague, surrounded by dense greenery. A popular **cycling trail** along the Vltava River is close-by. Other fitness opportunities include a nearby sports center and a **golf club**. A large shopping center is within short driving distance. From the tram stop just a few minutes' walk from the villa it is a **20-minute ride to Wenceslas Square**. A bus stop and the Prague Braník train station with fast and direct connections to the **Main Railway Station** can easily be reached on foot. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Useable area 85.3 m<sup>2</sup>.

More information about the project: [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.

**Apartment Two-bedroom (3+kk)**85 m<sup>2</sup>, Praha 4, Hodkovičky, Na Lysinách**Sold**

č.	Přibližné rozměry místností	m <sup>2</sup>
1	obývací pokoj + kk	37,27
2	koupelna 1	3,33
3	chodba	8,46
4	pokoj	12,54
5	ložnice	18,24
6	koupelna 2	5,47
<b>Plocha bytu dle NOZ</b>		<b>86,43</b>