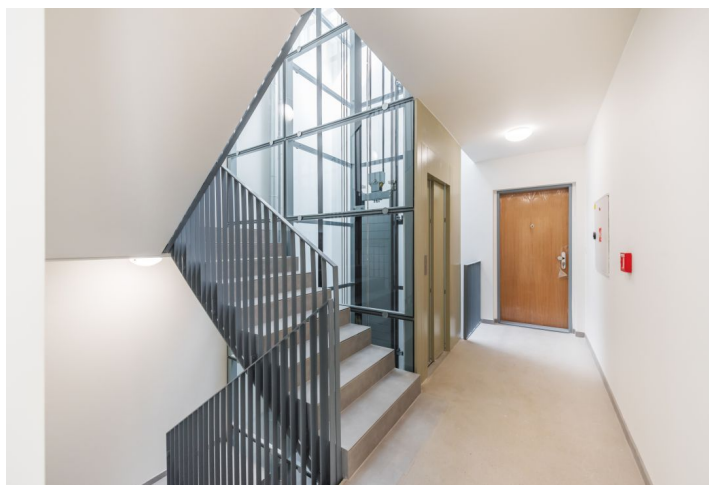




Apartment Two-bedroom (3+kk)

Sold

85 m², Prague 4, Hodkovičky, Na Lysinách





Apartment Two-bedroom (3+kk)

Sold85 m², Prague 4, Hodkovičky, Na Lysinách

| | |
|------------------|-------------------|
| Total area | 85 m ² |
| 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.

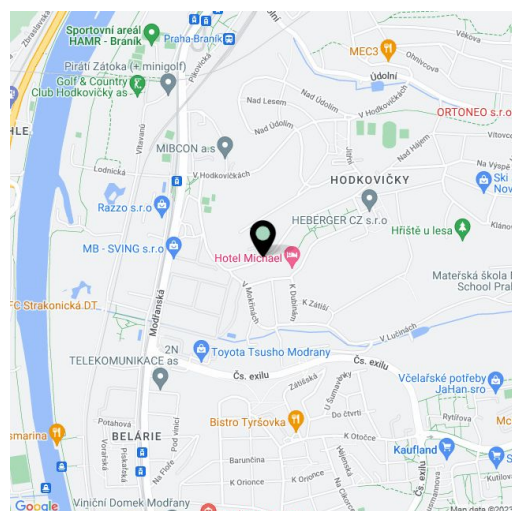
The layout of the apartment on the 2nd floor features a generous southeast-facing living space with an open plan kitchen and dining room, 2 bedrooms, 2 bathrooms, and a hall.

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 m².

More information about the project: www.vilahodkovicky.cz



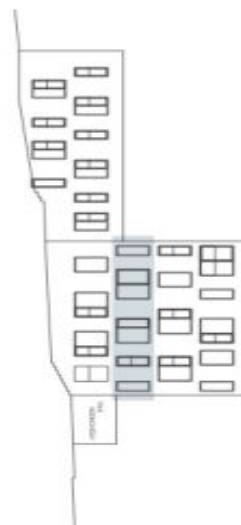
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



Apartment Two-bedroom (3+kk)

85 m², Prague 4, Hodkovičky, Na Lysinách

Sold



| č. | Přibližné rozměry místností | m ² |
|---------------------|-----------------------------|----------------|
| 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 |
| Plocha bytu dle NOZ | | 86,43 |