



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Prague 4, Podolí





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Total area	80 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	4 010 CZK monthly
PENB	G
Reference number	30851

\* 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.

This bright, attic duplex apartment with air conditioning is situated on the 4th and 5th floor of a residential building without an elevator, located in a nice area on the border of Braník and Podolí in a place with rich urban amenities and easy connections to the center.

The layout of the entrance floor consists of a spacious living room, a kitchen, a bedroom, a bathroom (with a bath, shower, and 2 washbasins), a guest toilet, and a foyer. A staircase from the living room leads to the open space gallery, used as the 2nd bedroom.

The facilities include built-in cooling, **Velux wooden windows** with blinds, floating laminate flooring, **heated tile floors** (in the bathroom and in the toilet), a kitchen with built-in appliances and high-quality sanitary ware. The price also includes the built-in solid wood furniture. Heating is provided by the central boiler room in the house. The building's roof has been reconstructed, insulation and the renovation of the common areas are planned. There is no elevator in the building. The apartment is in cooperative ownership.

The building is set on a landscaped main street with a strip of grass and trees. In the immediate vicinity, there is an elementary school, a grocery store, and a café. A bus stop with links to the Dvorce tram stop (2-minute ride), to the **Budějovická metro station** (4-minute ride) and to the Smíchovské train station (9 minutes) is just a few steps away. There is a wide range of sports and social activities in the area, as well as shopping possibilities and a health center with a pharmacy. Within walking distance, there are parks and nature monuments. A popular **bike trail** along the Vltava River, tennis courts, the **Žluté lázně** sports complex, and **the Podolí Swimming Pool** are also nearby. Its proximity to the Southern Section of the Prague Ring Road makes car trips even more comfortable.

Interior 80 m<sup>2</sup>, cellar 6.65 m<sup>2</sup>.