



## Apartment Three-bedroom (4+kk)

Sold

129 m<sup>2</sup>, Prague 4, Podolí, Nad Cihelnou





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Total area	137 m <sup>2</sup>
Floor area*	129 m <sup>2</sup>
Loggia	8 m <sup>2</sup>
Parking	1 600 000
Cellar	Yes
PENB	G
Reference number	31259

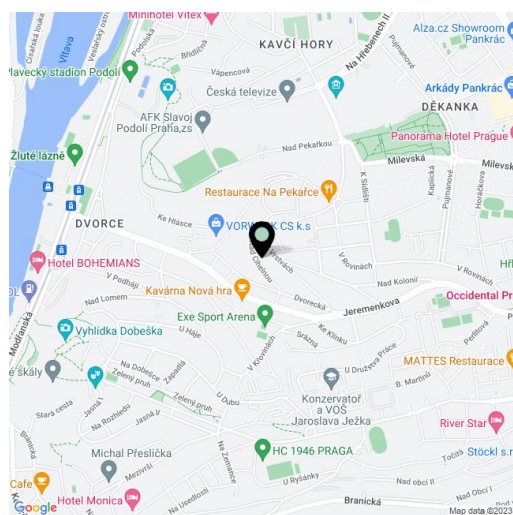
This air-conditioned 3-bedroom apartment without direct neighbors, with 2 loggias, 2 garage spaces, and a designer interior finished to a high standard is located on the 2nd floor of the Whitegray boutique project connected to a residential area on the south side of a popular part of Prague 4 - Podolí.

The floor area of the apartment, which was created by connecting 2 separate units (88.5 sq. m. and 40.2 sq. m.), consists of a kitchen with a dining area and loggia, a living room, a master bedroom with a second loggia, two additional bedrooms, two bathrooms, a spacious utility room, and an entrance hall.

Facilities include **hardwood** floors and **heated tiles** in both bathrooms. French euro windows provide plenty of light. The kitchen contains 2 built-in refrigerators (the smaller for beverages), an oven with steam function, a coffee maker, a small bar, and **Siemens** appliances. The price includes **custom-made built-in furniture**. The dining room, living room, and master bedroom are cooled by **Daikin air-conditioning units**. The equipment also includes a security door and a Jablotron alarm. The apartment comes with **two cellars**, which are also secured by an alarm, and **2 garage parking spaces**. Heating is provided by a central gas boiler room in the building. The project with 14 residential units, approved in 2016, was designed by the **KAAMA architectural studio**.

Podolí offers **comfortable living** with all civic amenities within easy reach, **lots of greenery**, and a wide range of **sports activities**. A few steps from the building is an elementary school, a grocery store, and a cafe. Within walking distance, there is also a kindergarten, restaurants, tennis courts, a **swimming pool**, or the **Žluté lázně** leisure area. You can quickly reach the popular **bike trail along the Vltava River**, through which you can comfortably ride all the way to the city center or vice versa to the opposite side, which will take you outside of Prague. Transport connections are provided by buses. The ride to the Dvorce tram stop takes only 2 minutes, and 10 minutes to the Smíchovské nádraží metro station.

Total floor area 128.7 m<sup>2</sup>, balcony 4.6 m<sup>2</sup> and 3.3 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.