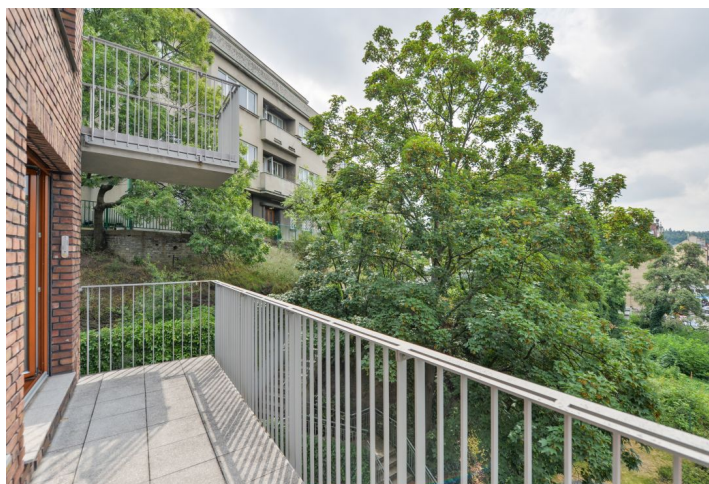




## Apartment One-bedroom (2+kk)

Sold

50 m<sup>2</sup>, Prague 4, Podolí, Pod Vyšehradem





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**Sold**50 m<sup>2</sup>, Prague 4, Podolí, Pod Vyšehradem

Total area	58 m <sup>2</sup>
Floor area*	50 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	500 000
Garage	Yes
Cellar	Yes
Service price	2 550 CZK monthly
PENB	G
Reference number	33049

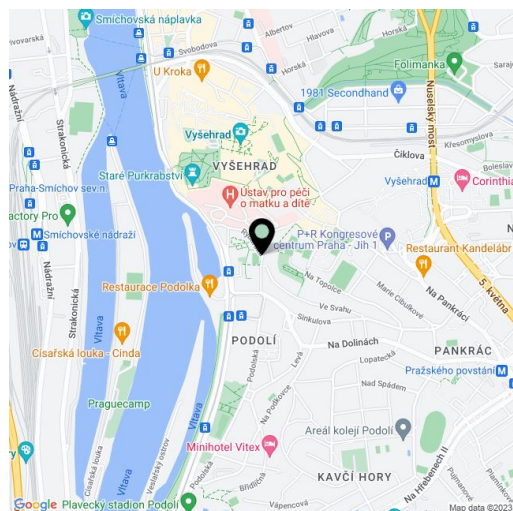
This quiet apartment with a balcony and nice views is situated on the 2nd floor of a timeless apartment building with an elevator and a garage. Very calm location with an impressive genius loci set in a neighborhood with perfect transport accessibility and a wide range of services.

The layout offers a **bright living room** with a kitchen and a dining area and access to a **south-facing balcony**, a bedroom, a foyer, and an airy bathroom with a window (shower, sink, toilet, bidet, connection for a washing machine). The balcony offers views of the Romanesque Church of St. Michael the Archangel with a **wooden bell tower**.

Facilities include **oak floors**, **Euro windows** with exterior blinds (in the living room) and interior blinds (in the bedroom), a complete kitchen with Zanussi appliances, and security equipment. Heating is from the central boiler room. The building from 2006 is secured by a Jablotron camera system. The purchase price includes a **garage parking place** and a **cellar**.

The dead end street on which the house stands is situated only a few steps from the **Podolské Dam** and the **Táborská Gate**, which is the entrance to the **park by Vyšehrad**. Grocery stores, a pharmacy, a pizzeria, a pastry shop, a restaurant, a kindergarten and elementary school, the Podolí swimming pool, or a **bike trail** along the river are all nearby. The connection to the center is provided by trams from a stop about a 3-minute walk away. You can also get to the Vyšehrad metro station (line C) in about 10 minutes.

Interior 50.43 m<sup>2</sup>, balcony 8.29 m<sup>2</sup>, cellar 1.19 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.



