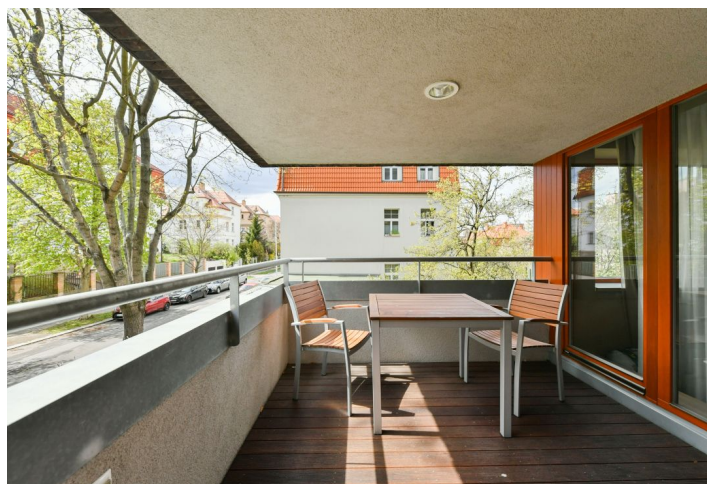




Apartment Two-bedroom (3+kk)

€ 1 510 | CZK 38 000

93 m², Prague 4, Podolí, Procházkova





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€ 1 510 | CZK 38 000

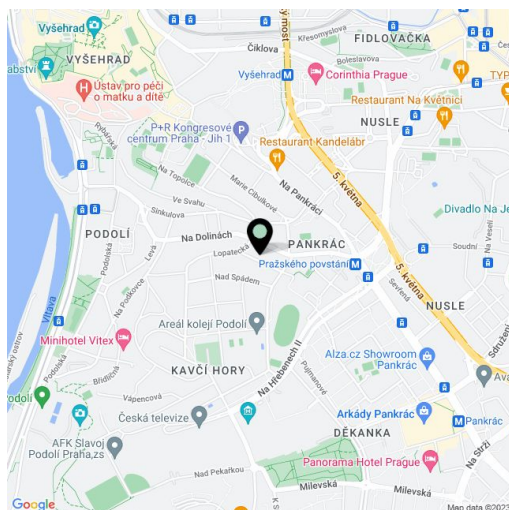
93 m², Prague 4, Podolí, Procházkova

Total area	100 m ²
Floor area*	93 m ²
Balcony	5 m ²
Terrace	7 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39236
Available from	Immediately

This is a completely furnished high standard 2-bedroom apartment with a terrace and a balcony, on the first floor of a well kept contemporary building with a lift and parking in an attractive Prague 4 residential area with plenty of greenery. Within walking distance of the Vyšehrad park, Vltava embankment and the Žluté lázně resort, the quiet location offers lots of relaxation and sports opportunities including several cycling and in-line tracks. There is a wide choice of amenities in the neighborhood and great transportation connections, a few minute walk to bus and tram stops, a 5 minute walk to the Pražského povstání metro station and ten minutes to the Arkády Pankrác shopping mall.

The interior features a living room with a dining area, a fully fitted open plan kitchen and access to a covered **terrace** offering green views, plus a master bedroom and a study (second bedroom) - both with **balcony** access. There is a full bathroom (bathtub, walk-in shower, bidet, toilet), a utility / storage room, an additional guest toilet, and an entrance hall.

High quality equipment and finishes, **smart home system**, **Philips Hue smart lighting**, **hardwood floors**, large format tiles, security entry door, built-in wardrobes and storage, automatic exterior blinds, gas boiler, **Villeroy Boch** fixtures and fittings, washer, dryer, new kitchen with Siemens appliances, **granite** kitchen countertop, dishwasher, induction cooktop, American type fridge, electric / steam oven, TV, alarm, **cellar**. A **garage parking** space is included. Monthly deposit for service charges and utilities: CZK 6,000 for 3 persons. Available from August 1, 2021 (or earlier).



* 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.



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Procházkova 7, Praha 4 – Podolí

Číslo bytu		2	
Podlaží		2. NP	
Dispozice		3+KK	
PLOCHA	Č. místností		m ²
Chodba	2.01	5.8	
Obývací pokoj + KK	2.02	38.7	
Lobnice	2.03	14.3	
Lobnice	2.04	16.4	
Koupelna	2.05	7.5	
Přídělna	2.06	3.3	
WC	2.07	1.8	
Chodba	2.08	5.1	
Interiér celkem		93.0	
Terasa	2.09	7.0	
Balkon	2.10	5.0	
Externí celkem		12.0	
Garážové stání	7		