

## Apartment Two-bedroom (3+kk)

Sold

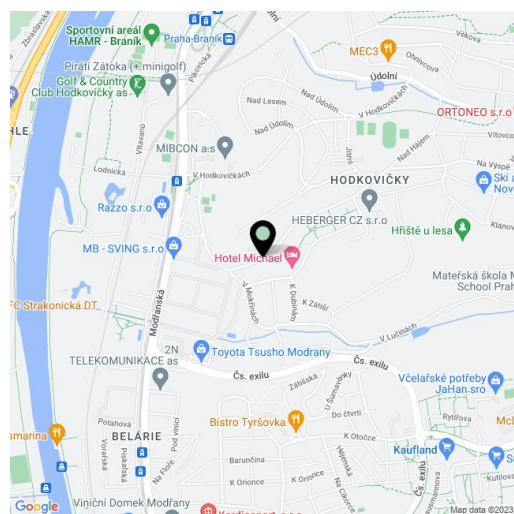
85 m<sup>2</sup>, Prague 4, Hodkovičky, Na Lysinách



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Total area	85 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29603



\* 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.

**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.** The project is after final approval.

The layout of the apartment on the 4th floor features a generous southwest-facing living space with an open plan kitchen and dining room, 2 bedrooms, 2 bathrooms, and a hall.

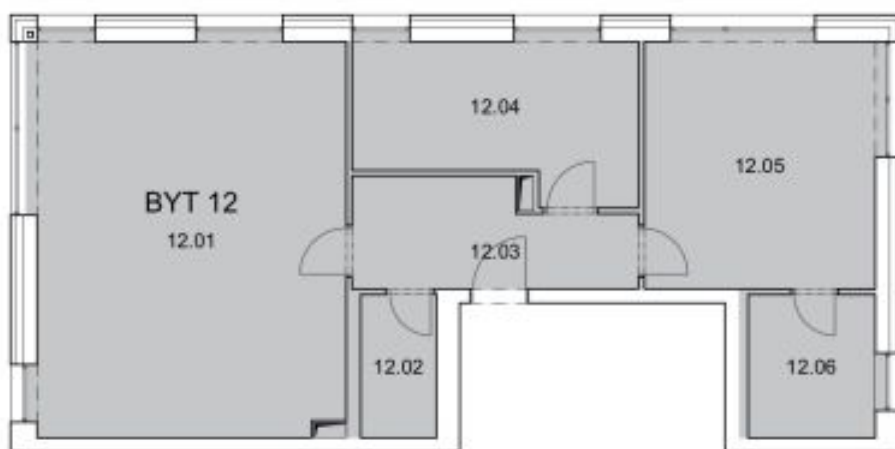
The interior will include triple glazed **floor-to-ceiling wooden windows**, bathrooms with large-format tiles, Durstone mosaic tiles, HÜPPE, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, the client can select the fittings and appliances, and customize the layout.** A parking space with a cellar 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.

Usable area 85.25 m<sup>2</sup>.

More information about the project: [www.vilahodkovicky.cz](http://www.vilahodkovicky.cz)

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

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M.Č.	POPIS	PLOCHA [m <sup>2</sup> ]
BYT č. 12		
12.01	Obytný pokoj + kk	37.69
12.02	Koupelna	3.32
12.03	Chodba	8.36
12.04	Pokoj	12.71
12.05	Lázně	17.64
12.06	Koupelna	5.53
CELKOVÁ PLOCHA MÍSTNOSTI		85.25
CELÝ BYT DLE MV 386/ 2013		88.59

Schéma objektu

