

## Apartment Two-bedroom (3+kk)

Rented

108 m<sup>2</sup>, Prague 4, Podolí, Sinkulova



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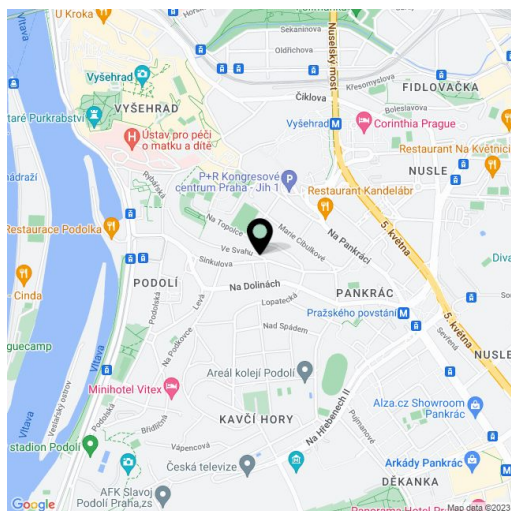
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Total area	114 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	-
PENB	G
Reference number	33522
Available from	Immediately

This modern, unfurnished 2-bedroom flat with a south facing terrace is on the fourth floor of a contemporary residential building, part of the Podolské schody project. Set in a quiet street in the original green residential neighborhood in Podolí, Prague 4, moments from the Vltava riverbank, near the Veslařský Island and the Vyšehrad Castle. Location with very quick access to the city center (10 min. by tram) and full amenities nearby, moments from a park and a children's playground, near the Podolí swimming pool, sports grounds (tennis, football and basketball courts and parkour playground), outdoor fitness Kublov and a golf course in the neighboring Hodkovičky.

The apartment features a living room with a fully fitted open plan kitchen and a **terrace** with views of the neighborhood, two bedrooms facing the green courtyard, a bathroom (bathtub, walk-in shower, toilet, two sinks), an additional separate toilet, and an entrance hall.

Large format **wooden windows**, **wooden floors**, tiles, quality bathroom fixtures, dishwasher, microwave oven, video entry phone, lift, pram storage room in the building. **Two underground garage parking spaces** are included. Service charges, water and heating bills: CZK 6130/month. Electricity is billed separately. Available from mid October 2019.



\* 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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