



## Apartment Three-bedroom (4+kk)

€ 899 877 | CZK 21 903 000

108.22 m<sup>2</sup>, Prague 4, Podolí, Nad Sokolovnou



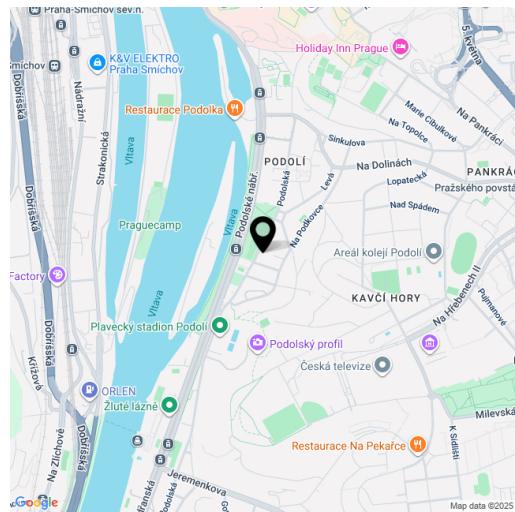


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Total area	111 m <sup>2</sup>
Floor area*	108 m <sup>2</sup>
Loggia	3 m <sup>2</sup>
Parking	1 parking space
Cellar	-
PENB	C
Reference number	108742



\* 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.

**This above-standard air-conditioned apartment with a loggia and parking space is part of a new boutique residence in Podolí, a sought-after location just a few tram stops from the center of Prague.**

The layout of this spacious apartment located on the 1st floor of a new building includes a spacious living room connected to the dining area, prepared for a kitchenette installation, 2 bedrooms, a **dressing room**, a bathroom with a bathtub, a separate toilet, and an entrance hall. The dining area can easily be partitioned to create an additional separate room. The **loggia**, facing a quiet courtyard, is accessible from the bedroom. The apartment includes a **parking space** in a parking garage.

The modern apartment building with an **elevator** and brick facade was designed with meticulous attention to detail and the selection of high-quality materials. The high standard of workmanship includes **wood-aluminum windows** with insulated triple glazing and electric external blinds, **three-layer oak floors** from the Czech manufacturer Esco, **elegant bathrooms** with large-format tiles in an ivory shade, **air-conditioning**, and underfloor heating supplemented by a heating ladder.

Podolí is one of Prague's most sought-after districts thanks to its location on the banks of the Vltava River and its proximity to the city center, which can be reached quickly and easily by tram. The district boasts a **full range of amenities** and is dominated by the imposing Podolí Waterworks. It is mainly known as a recreational, sports, and water sports district. The **swimming stadium**, yacht club, Žluté lázně complex, and Císařská louka Island are great for active relaxation and entertainment, while shopping can be done at the Arkády Pankrác shopping mall. A walk across the Podolské schody stairs will take you to the legendary **Vyšehrad** complex, which offers impressive views of the city.

Floor area 108.22 m<sup>2</sup>, loggia 2.59 m<sup>2</sup>.



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# Nad Sokolovnou 3

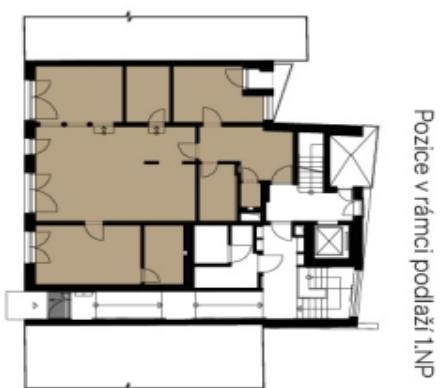
Pohled uliční



Pohled dvorní



EXKLUSIVNÍ ZASTOUPENÍ  
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Pozice v rámci podlaží 1.NP

VÝMĚRY	
01 CHODBA	9,86 m <sup>2</sup>
02 WC	1,95 m <sup>2</sup>
03 KOUPELNA	4,85 m <sup>2</sup>
04 OBÝVACÍ POKOJ + KK	35,63 m <sup>2</sup>
05 JÍDELNA	12,26 m <sup>2</sup>
06 LOŽnice	14,80 m <sup>2</sup>
07 SÁRNA	5,85 m <sup>2</sup>
08 POKOJ	8,93 m <sup>2</sup>
09 KOUPELNA	5,54 m <sup>2</sup>
10 LOŽICE	2,59 m <sup>2</sup>
UŽITNÁ PLOCHA BYTU	100,88 m <sup>2</sup>
CELKOVÁ PRODEJNÍ PLOCHA BYTU	
DLE N.v. č. 366/2013 Sb.	108,22 m <sup>2</sup>

Byt č. 1.1  
1.NP | 3 (4) + kk

