



## Apartment Two-bedroom (3+kk)

**Sold**

85.29 m², Prague 4, Podolí, Nad Sokolovnou





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Total area	88 m²
Floor area*	85 m²
Loggia	3 m²
Parking	1 parking space
Cellar	-
PENB	C
Reference number	108744

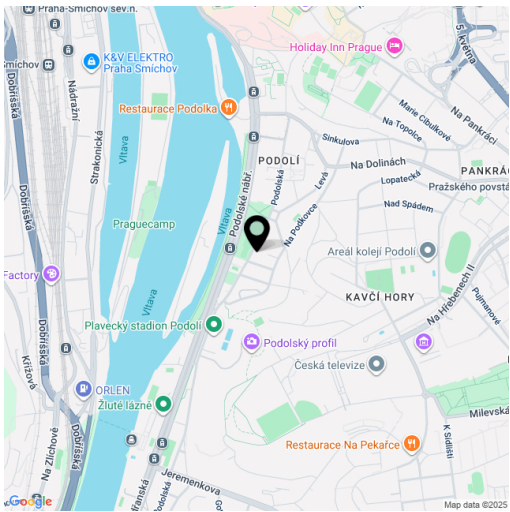
This high-standard air-conditioned apartment with a loggia and parking space is part of a new boutique residence in Podolí, a sought-after location just a few tram stops from the center of Prague.

The layout of this spacious apartment located on the 2nd floor of a new building consists of a living room with space for a kitchenette, 2 bedrooms, a walk-in closet, a bathroom with a bathtub, a separate toilet, and an entrance hall. The loggia is accessible from the bedroom and faces the courtyard. The apartment comes with 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 85.29 m², loggia 2.59 m².



\* 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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### Nad Sokolovnou 3

Byt č. 2.1  
2.NP | 3 + kk

Pohled uliční



Pohled dvorní



Pozice v rámci podlaží 2.NP

#### VÝMĚRY

01 CHODBA	9,86 m²
02 WC	1,18 m²
03 KOUPELNA	4,86 m²
04 OBÝVACÍ POKOJ + KK	35,60 m²
05 LOŽNICE	11,62 m²
06 ŠATNA	5,85 m²
07 POKOJ	10,93 m²
08 LOUŽE	2,59 m²
UŽITNÁ PLOCHA BYTU	79,87 m²

CELKOVÁ PROJEVNÍ PLOCHA BYTU  
DLE NV č. 386/2013 Sb. 85,29 m²