



## Apartment Four-bedroom (5+kk)

€ 1 442 173 | CZK 35 102 500

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



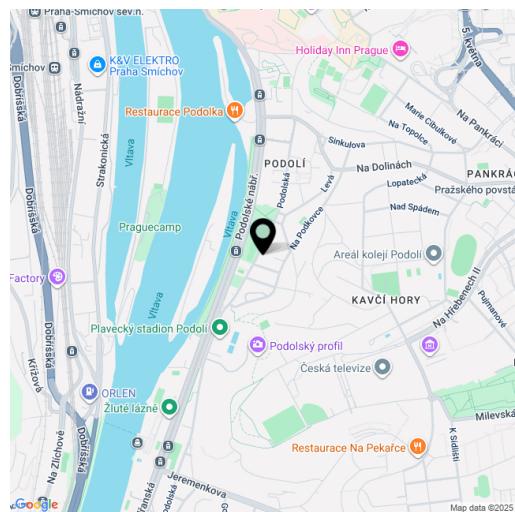


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Total area	159 m <sup>2</sup>
Floor area*	153 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	2 parking spaces
Cellar	-
PENB	C
Reference number	108746



\* 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 high-standard over 150-square-meter air-conditioned apartment with 2 loggias and parking is part of a new boutique residence in Podolí, a sought-after location just a few tram stops from the center of Prague. The apartment can be easily converted into two separate units.**

The layout of this spacious apartment located on the 2nd floor of a new building is currently designed as a three-bedroom and includes a spacious living room connected to the dining area (prepared for a kitchenette), 3 bedrooms, a **walk-in closet**, a bathroom with a bathtub, a separate toilet, and an entrance hall. Two bedrooms, facing **northeast**, each have an adjoining **loggia**. By simply separating the dining area from the living room with a partition wall, it is possible to create an additional room, thus changing the layout to a **4-bedroom**. It is also possible to add a new partition wall and entrance doors in the hallway, creating two completely independent units — **2-bedroom** and **1-bedroom**, both with **loggias** (with a kitchen in the original dressing room, where utility connections are already prepared).

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 towel rail. The apartment includes **two garage parking spaces**.

**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 152.96 m<sup>2</sup>, loggias 2.59 m<sup>2</sup> and 3.51 m<sup>2</sup>.



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## Nad Sokolovnou 3

Byt č. 3.1  
3.NP | 4 (5) + kk

Pohled uliční



Pohled dvorní



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