



Apartment Four-bedroom (5+kk)

€ 1 442 173 | CZK 35 102 500

152.96 m², Prague 4, Podolí, Nad Sokolovnou





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| | |
|------------------|------------------|
| Total area | 159 m² |
| Floor area* | 153 m² |
| Loggia | 6 m² |
| Parking | 2 parking spaces |
| Cellar | - |
| PENB | C |
| Reference number | 108746 |

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**.

* 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.

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 m², loggias 2.59 m² and 3.51 m².



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Nad Sokolovnou 3

Byt č. 3.1
3.NP | 4(5) + kk

Pohled uliční



Pohled dvorní

EKLUZIVNÍ ZASTOUPENÍ
svoboda&williams | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Pozice v rámci podlaží 3.NP

VÝMĚRY

| | |
|-------------------------------|-----------------------|
| 01 CHODBA | 20,84 m ² |
| 02 WC | 1,80 m ² |
| 03 KOUPELNA | 4,57 m ² |
| 04 POKOJ | 14,74 m ² |
| 05 KOUPELNA | 5,89 m ² |
| 06 ŠATNA | 5,72 m ² |
| 07 LOŽNICE | 23,08 m ² |
| 08 OBÝVACÍ POKOJ + KK | 35,63 m ² |
| 09 JÍDELNA | 15,31 m ² |
| 10 POKOJ | 14,34 m ² |
| 11 LOŽNICE | 2,59 m ² |
| 12 LOŽNICE | 3,51 m ² |
| UŽITNÁ PLOCHA BYTU | 141,28 m ² |
| CELKOVÁ PROJEKČNÍ PLOCHA BYTU | 152,96 m ² |
| DLE NV č. 386/2013 Sb. | |