



## Apartment Five-bedroom (6+kk)

€ 1 840 399 | CZK 44 712 500

205.1 m², Prague 4, Podolí, Nad Sokolovnou





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|------------------|------------------|
| Total area       | 221 m²           |
| Floor area*      | 205 m²           |
| Terrace          | 10 m²            |
| Loggia           | 6 m²             |
| Parking          | 2 parking spaces |
| Cellar           | -                |
| PENB             | C                |
| Reference number | 108747           |

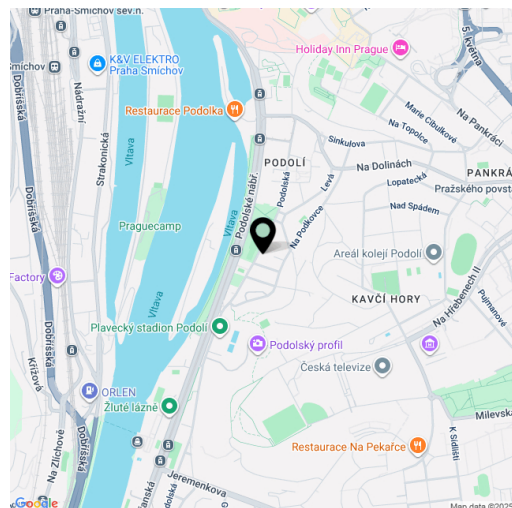
This exceptional more than 200 square meters duplex apartment with air-conditioning, 2 loggias, roof terrace, and stunning views of Hradčany occupies the entire top floor of a new boutique residence in Prague's Podolí district, easily and quickly accessible from the city center. Its advantages include a private roof terrace, high-quality facilities, two indoor parking spaces, and the option to convert the apartment into two separate units.

The main living area of the apartment is located on the 4th floor of this new building and consists of a spacious living room connected to the dining area, prepared for a kitchenette installation, 2 bedrooms with their own **loggias**, a third bedroom, 2 bathrooms (one with a bathtub and the other with a walk-in shower) as well as an entrance hall, a separate toilet, and a closet. An interior staircase leads to the second floor, where there is another room with a bathroom and direct access to the **roof terrace**. The apartment can be easily converted into **two separate units** by adding a new partition wall and entrance doors in the hallway. One unit would be a **2-bedroom apartment with a loggia**, while the second would be a **duplex 2-bedroom with a loggia** on the lower level and a **terrace** on the upper level, where the 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 ladder. The purchase price 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.

Total area 205.1 m², terrace of 9.93 m² and loggias of 3.51 m² and 2.51 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.

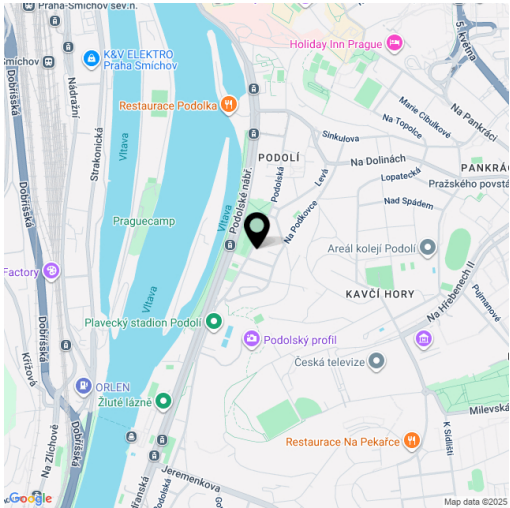


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Nad Sokolovnou 3

Byt č. 4.1  
4.NP | 5(6) + kk

Pohled uliční



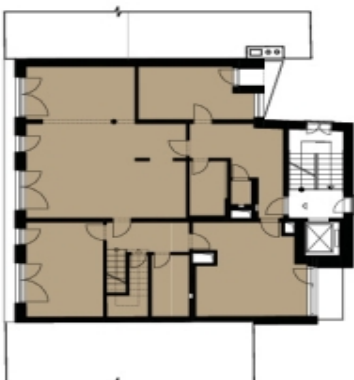
Pohled dvorní

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

## VÝMĚRY

|  |           |
|--|-----------|
| 01 CHODBA  | 12,36 m²  |
| 02 WC  | 1,80 m²   |
| 03 KOUPELNA  | 4,57 m²   |
| 04 POKOJ   | 22,97 m²  |
| 05 KOUPELNA  | 5,53 m²   |
| 06 LOŽNICE   | 17,32 m²  |
| 07 OBÝVACÍ POKOJ + KK                                  | 35,64 m²  |
| 08 JÍDELNA   | 14,42 m²  |
| 09 POKOJ   | 13,54 m²  |
| 10 CHODBA  | 6,10 m²   |
| 11 KOKHORA   | 3,94 m²   |
| 12 LOŽNICE   | 2,51 m²   |
| 13 LOŽNICE   | 3,51 m²   |
| UŽITNÁ PLOCHA BYTU                                     | 137,55 m² |
| CELKOVÁ PROJEVNÁ PLOCHA BYTU<br>DLE NV č. 366/2013 Sb. | 205,10 m² |

Pozice v rámci podlaží 4.NP





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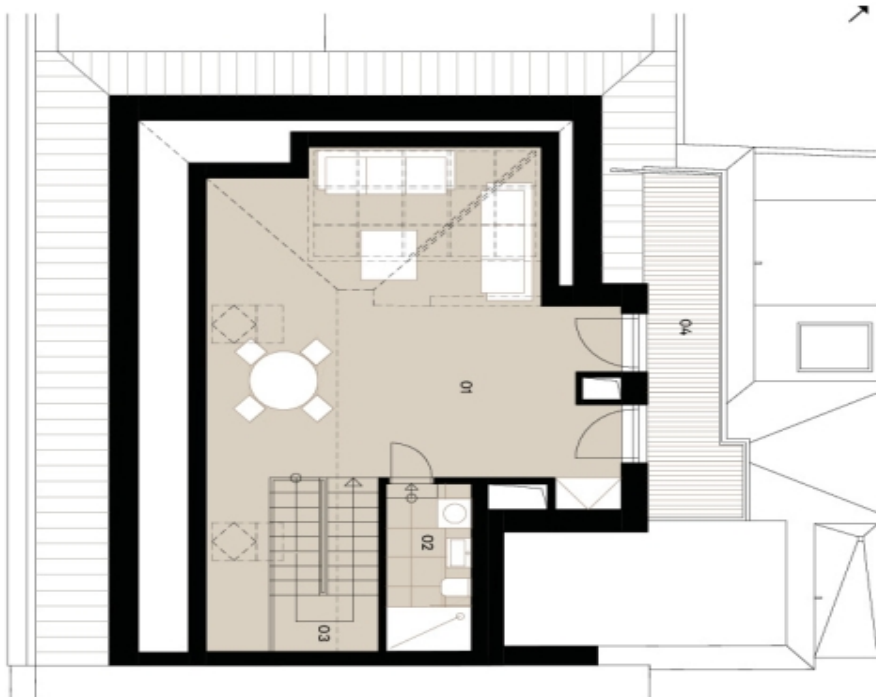
Nad Sokolovnou 3

Byt č. 4.1  
5.NP | 5(6) + kk

Pohled uliční



Pohled dvorní

Výhled na  
Pražský hrad

0 1 5

## VÝMĚRY

|  |           |
|--|-----------|
| 01 POKOJ   | 47,50 m²  |
| 02 KOUPELNA  | 5,00 m²   |
| 03 SCHODIŠTĚ   | 6,60 m²   |
| 04 TERASA  | 9,93 m²   |
| UŽITNÁ PLOCHA BYTU                                       | 59,10 m²  |
| CELKOVÁ PRODEJNÍ PLOCHA BYTU<br>dle nvr. č. 366/2013 Sb. | 205,10 m² |

Pozice v rámci podlaží 5.NP

