



Apartment One-bedroom (2+kk)

€ 546 426 | CZK 13 300 000

79 m², Prague 4, Podolí, V Rovinách



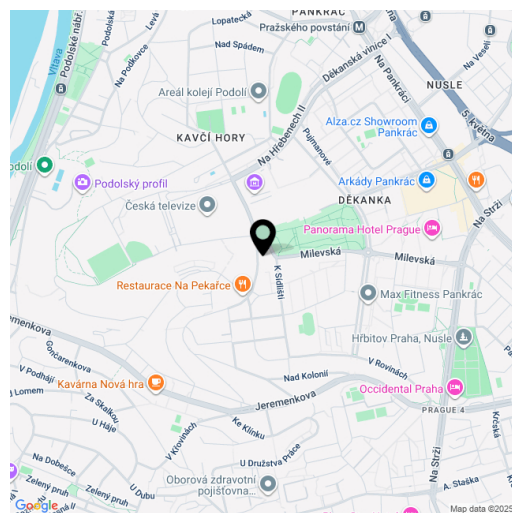


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Total area	81 m²
Floor area*	79 m²
Loggia	1 m²
Parking	Garage parking space
Cellar	-
PENB	C
Reference number	110940



This modern apartment with green views, featuring a loggia and a garage parking space, is located in a residential building on Kavčí Hory, on the border of Podolí and Pankrác, in close proximity to Pankrác Central Park.

The apartment is located on the ground floor of a residential project with a garden, at the level of the first floor above street level. The apartment layout includes a spacious living room (45 m²) with a preparation for a kitchen, one bedroom, a bathroom (with a bathtub and toilet), an entrance hall, and a storage room with connections for a washing machine and dryer. The entire apartment features French windows with access to the garden. The apartment is very **bright**, facing both south and west. The bedroom and bathroom provide access to a **small loggia**.

The apartment has been completely renovated. Standard features include high-quality wood-effect vinyl floors, Rako floor and wall tiles, **Laufen** sanitary ware, **Sapeli** doors, and remote-controlled heating. The apartment is secured by a **Jabltron** security system. The purchase price includes **one garage parking space**.

The **Kavčí Hory** residential area, adjacent to the dynamically developing Pankrác with the iconic **V-Tower**, provides everything you need. In the immediate vicinity, there is a shopping center, a metro line C station (and future Metro D route), as well as bus and tram stops. Restaurants, cafés, several **fitness centers**, a post office, and schools are all nearby. The area is notable for its greenery, with **Pankrác Central Park** and the natural **Dvorecké stráně Hill** close to the building.

Floor area 79.4 m², loggia 1.3 m².

* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.



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