



Apartment One-bedroom (2+kk)

€ 546 426 | CZK 13 300 000

79 m², Prague 4, Podolí, V Rovinách



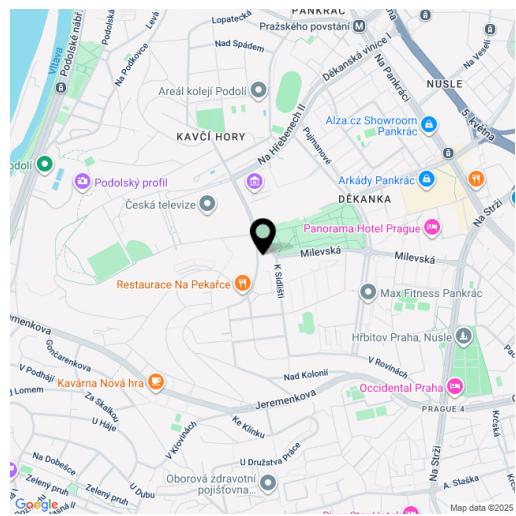


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Total area	81 m ²
Floor area*	79 m ²
Loggia	1 m ²
Parking	Garage parking space
Cellar	-
PENB	C
Reference number	110940



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

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 **Jablotron** 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.



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