



## Apartment One-bedroom (2+kk)

72 m<sup>2</sup>, Prague 4, Podolí

Ask for price





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Total area	133 m <sup>2</sup>
Floor area*	72 m <sup>2</sup>
Terrace	61 m <sup>2</sup>
Parking	1 parking space
Cellar	Yes
PENB	G
Reference number	27512

\* 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 timeless airy apartment with a garden, terrace and design furniture is located in one of the most requested residential districts, complete with lots of greenery and with all services in the area. Easily accessible by car and/or public transport.**

The completely furnished apartment on the ground floor is part of a smaller, architecturally successful residential project. The social area consists of a living room, a dining room and a kitchen, from where the **irrigated garden** continues with a **south-eastern terrace** with summer seating and barbecue. The apartment also has a bedroom, a bathroom with a bathtub, a shower and a separate toilet and a bidet, by the entrance to the apartment there is a separate toilet for guests, a hall with spacious cabinets and a utility room for a washing machine and dryer.

Standards includine an **intelligent home-based control system** with application control, **air-conditioning**, large format aluminum windows with safety glass with increased acoustic protection, remote control exterior windows with internal stone plinths, fully equipped modern kitchen, solid wood floors, large-format tiles, design lighting in plasterboard ceilings, alarm, underfloor heating and Viessmann gas boiler. **The purchase price includes all furniture** shown in the photos. The apartment also includes a **garage** and cellar.

The residence is situated on a modified main street with a grass lane, trees, and a garden leading into the quiet residential area. There is a bus stop in front of the building, **three minutes to tram / metro**. There are many sports, social activities and shopping opportunities nearby. Parks and natural sights, a popular cycle track along the Vltava River, tennis courts, swimming pool in Podolí - all nearby. Fast connection to the Jižní spojka highway.

Interior 73 m<sup>2</sup>, garden with terrace 61 m<sup>2</sup>, cellar 4.53 m<sup>2</sup>.



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