



## Apartment Three-bedroom (4+kk)

**Sold**

104 m<sup>2</sup>, Prague 4, Hodkovičky, Na Lysinách





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Total area	106 m <sup>2</sup>
Floor area*	104 m <sup>2</sup>
Loggia	2 m <sup>2</sup>
Garden	45 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29589

**Newly built airy and light maisonette townhouse with a garden, set in the new Vila Hodkovičky boutique project, boasting a minimalist design. The villa is situated in a quiet residential area with a pleasant atmosphere.**

The layout offers a southwest-facing living space with a dining room, an open plan kitchen, and access to the private garden, a guest bathroom (toilet & sink), a foyer, and 2 utility rooms. Upstairs, there is a master bedroom with a bathroom and a balcony, another 2 bedrooms, a shared bathroom, and a hall.

The interior will include **floor-to-ceiling triple-glazed wooden windows**, large tiled bathrooms, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, clients can select the type of equipment and facilities they prefer, or can customize the layout according to their wishes.** A parking space with a cellar is available at an additional cost.

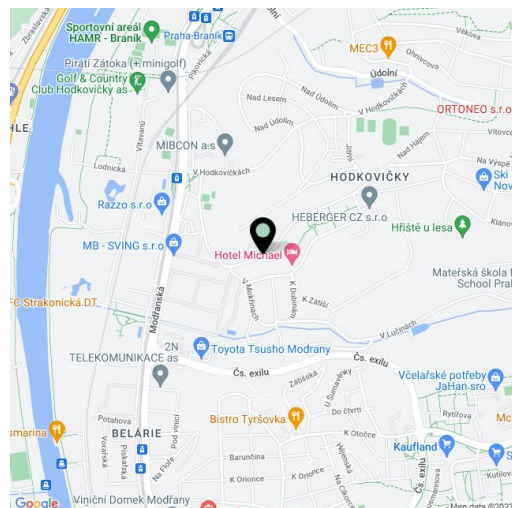
The villa is located in a quiet area of Prague, surrounded by dense greenery. A short distance away is a popular **cycling trail** along the Vltava River. Other sports amenities include a nearby sports center and a **golf club**. There is a large shopping center reachable within a short drive. Just a few minutes' walk from the house is a tram stop from where it takes **20 minutes to get to Wenceslas Square**. A bus stop and the Prague-Braník Railway Station with fast and direct connections to the **Main Railway Station** are also within walking distance. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Useable area 103.9 m<sup>2</sup>, loggia 2.45 m<sup>2</sup>, front garden 45.36 m<sup>2</sup>.

More information: [www.vilahodkovicky.cz](http://www.vilahodkovicky.cz)

\* 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.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

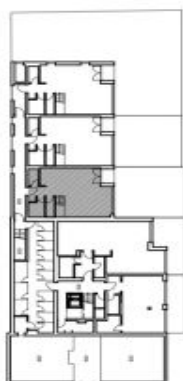
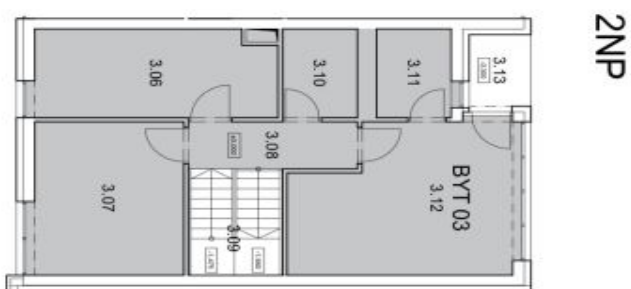
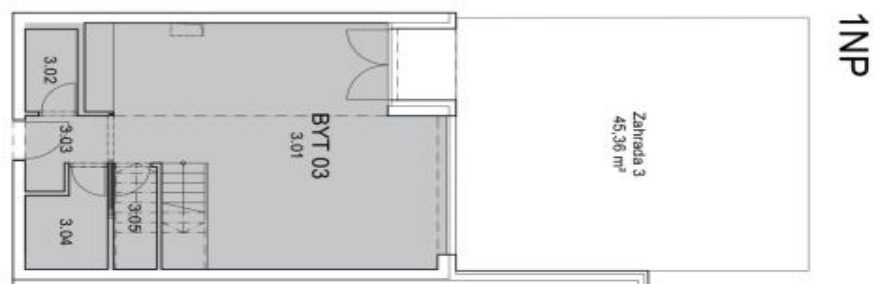




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Schema objektu

M.č.	Popis	Plocha [m <sup>2</sup> ]
Byt č. 03		
3.01	Obývací pokoj + K.	37,56
3.02	Kuchyňa	2,27
3.03	Chodba	2,69
3.04	Koupelna	3,72
3.05	Spálňa	2,30
3.06	Praha	10,93
3.07	Praha	12,05
3.08	Chodba	4,04
3.09	Sanitární	4,94
3.10	Kuchyňa	3,43
3.11	Kuchyňa	3,41
3.12	Ložnice	16,51
CELKOVÁ PLOCHA MÍSTNOSTI		103,9
CELKOVÁ PLOCHA BYT 2013		105,5
3.13	Balkón	2,45