



Apartment One-bedroom (2+kk)

Sold

41.51 m², Prague 4, Hodkovičky, Na Lysinách





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| | |
|------------------|-------------------|
| Total area | 42 m ² |
| Garden | 13 m ² |
| Parking | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 29591 |

Newly built airy and bright apartment with minimalist interior design, set in the Vila Hodkovičky boutique project, situated in a quiet residential area with a pleasant atmosphere. Completion scheduled for February 2019.

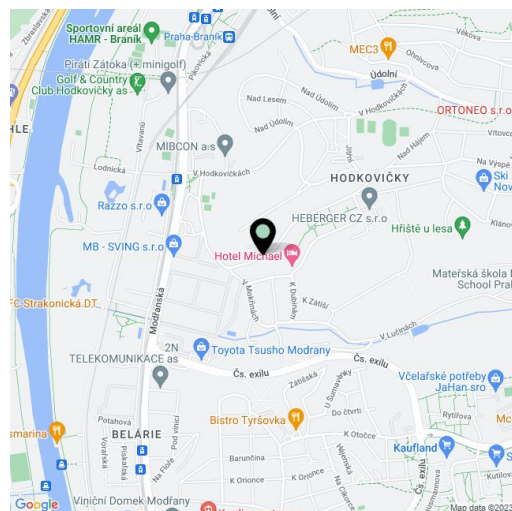
The layout of the apartment on the ground floor features a generous southwestern living space with open kitchen and the possibility of creating a bedroom, a front garden, a bathroom, hall and utility room.

The interior will include **floor-to-ceiling wooden windows** with triple glazing, large tiled bathrooms, Durstone mosaic tiles, Hüppe, Laufen and Grohe sanitary fittings, **underfloor heating**, Sapeli interior doors and security entrance doors. **Currently, the exact type of the equipment can be selected by the client. The client can also customize the layout.** The apartment has a cellar unit. There is a practical washroom for bicycles and dogs. There is also a possibility to buy a parking place.

The villa is located in a quiet area of Prague, surrounded by dense greenery. A short distance away there 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 within a short drive. Just a few minutes' walk from the house is a tram that takes **20 minutes to Wenceslas Square**. Within walking distance are the bus stop and the train station Prague-Braník with fast and direct connections to the **Main Railway Station**. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Usable area 41.51 m², front garden 13.02 m².

More information: www.vilahodkovicky.cz



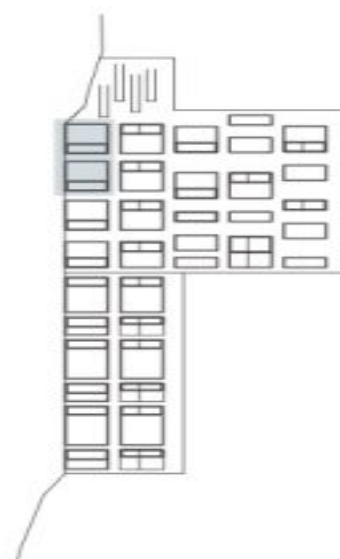
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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| č. | Přibližné rozměry místností | m² |
|---------------------|-----------------------------|-------|
| 1 | obývací pokoj + kk | 30,66 |
| 2 | koupelna | 2,91 |
| 3 | chodba | 3,18 |
| 4 | komora | 4,84 |
| Plocha bytu dle NOZ | | 44,7 |
| Předzahrádka | | 12,79 |