



Apartment Two-bedroom (3+kk)

Sold

86 m², Prague 4, Hodkovičky, Na Lysinách

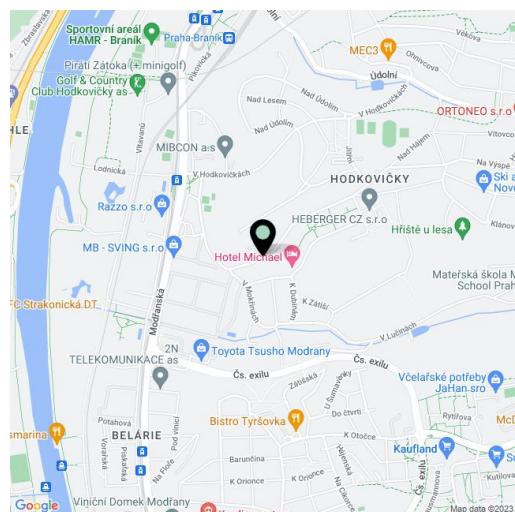




Apartment Two-bedroom (3+kk)

Sold86 m², Prague 4, Hodkovičky, Na Lysinách

Total area	86 m ²
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29604



* 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.

Newly built airy and bright apartment with a minimalist interior design, part of the boutique Vila Hodkovičky project, situated in a quiet residential area with a pleasant atmosphere. The project is after final approval.

The layout of the apartment on the 4th floor features a generous southeast-facing living space with an open plan kitchen and a dining room, 2 bedrooms, 2 bathrooms, and a hall.

The interior will include triple glazed **floor-to-ceiling wooden windows**, bathrooms will have large-format tiles, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, the client can select the fittings and appliances, and customize the layout.** 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 popular **cycling trail** along the Vltava River is close-by. Other fitness opportunities include a nearby sports center and a **golf club**. A large shopping center is within short driving distance. From the tram stop just a few minutes' walk from the villa it is a **20-minute ride to Wenceslas Square**. A bus stop and the Prague Braník train station with fast and direct connections to the **Main Railway Station** can easily be reached on foot. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Usable area 86.06 m².

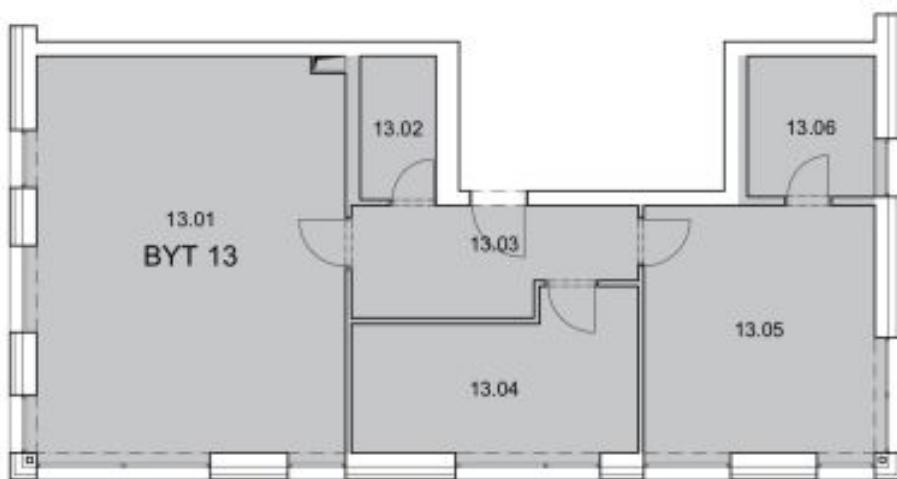
More information about the project: www.vilahodkovicke.cz

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



Apartment Two-bedroom (3+kk)

Sold

86 m², Prague 4, Hodkovičky, Na Lysinách

M.Č.	POPIS	PLOCHA, [m ²]
BYT č. 13		
13.01	Obývací pokoj + kk	37,94
13.02	Koupelna	3,33
13.03	Chodba	8,59
13.04	Pokoj	12,72
13.05	Lodnice	10,03
13.06	Koupelna	5,46
CELKOVÁ PLOCHA MÍSTNOSTÍ		86,06
CELÝ BYT DLE NV 366/ 2013		88,90

Schéma objektu

