



Apartment Three-bedroom (4+kk)

Sold

127 m², Prague 4, Podolí, Brabcova





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|------------------|----------------------|
| Total area | 166 m ² |
| Floor area* | 127 m ² |
| Terrace | 39 m ² |
| Parking | Garage parking space |
| Garage | Yes |
| Cellar | Yes |
| PENB | G |
| Reference number | 32360 |

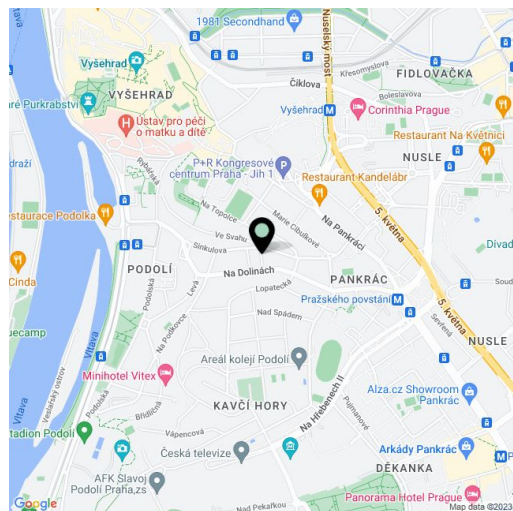
This practically designed air-conditioned apartment with 2 south-facing terraces and a winter garden is located on the topmost 4th floor of a modern residential complex with an underground garage, a non-stop reception, security, a private landscaped park, and a children's playground in the courtyard. The sought-after Podolí district offers plenty of greenery, excellent transport accessibility, and a wide range of sports facilities.

The entrance level consists of a guest room with an adjoining winter garden and a sunny terrace, a foyer, a closet with a dressing room, and a bathroom (**massage shower box**, toilet, sink, heating ladder). On the 2nd level, accessible by approx. 6 steps, there is a living room with a kitchen, a dining room, and access to both terraces, a master bedroom with a French window towards the terrace, the 2nd bedroom, a bathroom (**whirlpool tub**, sink, heating ladder), a guest toilet, and a **dressing room** with a preparation for a washing machine and dryer. The private area, which includes the bedrooms, is separated from the main area by a corridor.

Facilities include **3 air conditioning units**, a kitchen with **AEG** and **Whirlpool** appliances, wooden Euro windows, a backlight ceiling in the living room, a built-in wardrobe, or wallpaper. Wooden and laminate floors, tiles. The unit comes with a **cellar and a garage parking space**.

Not far from the house, there is a bus stop with links to the Pankrac metro station or tram stops (for example, Podolska vodárna or Pražského povstání stops). Within walking distance, there is a kindergarten and elementary school, several restaurants, shops, a post office, a pharmacy, playgrounds, a football club, and a sports complex. A popular bike trail along the Vltava River is close-by, as well as a **swimming pool** and **Žluté lázně**. The **Hodkovičky Golf Resort** is only a few minutes' drive away. **Vyšehrad** with a large park with many mysterious corners and beautiful views of the river valley and the city can be reached on foot.

Interior 127.4 m² (incl. winter garden 12.2 m²), terrace 31.6 m² and 7.5 m², cellar 5.6 m².



* 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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