



## Apartment Two-bedroom (3+kk)

Sold

85 m<sup>2</sup>, Prague 4, Podolí, Jeremenkova

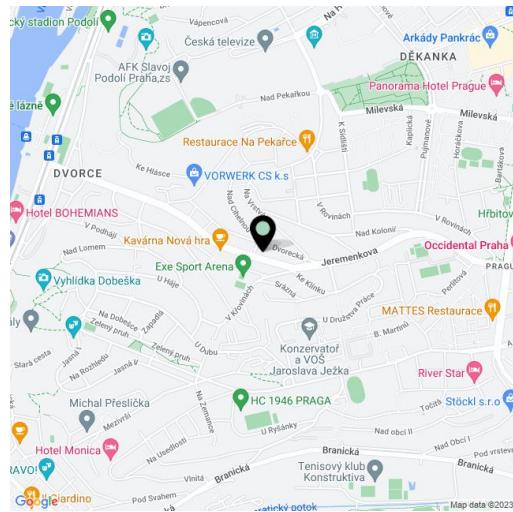




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Total area	85 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	3 030 CZK monthly
PENB	G
Reference number	35824



\* 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 bright, quiet attic apartment with views of the surrounding greenery is located in a traditional residential area with a high standard of living on the border of Braník and Podolí, in an easily accessible neighborhood that is home to several parks.**

The layout of the apartment on the 4th (topmost) floor is divided into a large kitchen with a sitting area, a living room, a bedroom, a bathroom (with a bathtub and washing machine connection), a separate toilet, and an entrance hall.

The attic apartment, situated in a brick apartment building without an elevator, was created about 10 years ago. Facilities include **parquet floors** and tiles, classic plastic windows, and wooden skylights.

In the immediate vicinity, there is an elementary school, a grocery store, and a cafe. Within walking distance is also a kindergarten, restaurant, or health clinic. The Budějovická metro station is a 5-minute bus ride away, and a bus stop is 50 meters from the building. The surroundings offer a wide range of sports opportunities -the **Podolí swimming stadium**, a **bike trail** along the Vltava River, outdoor activities in **Žluté lázně**, and a **golf course** is just 7 minutes away by car. If you are interested in art and culture, the legendary **Dobeška Theater** is located nearby.

Interior 84.59 m<sup>2</sup>, cellar 2.73 m<sup>2</sup>.

Cooperative ownership.

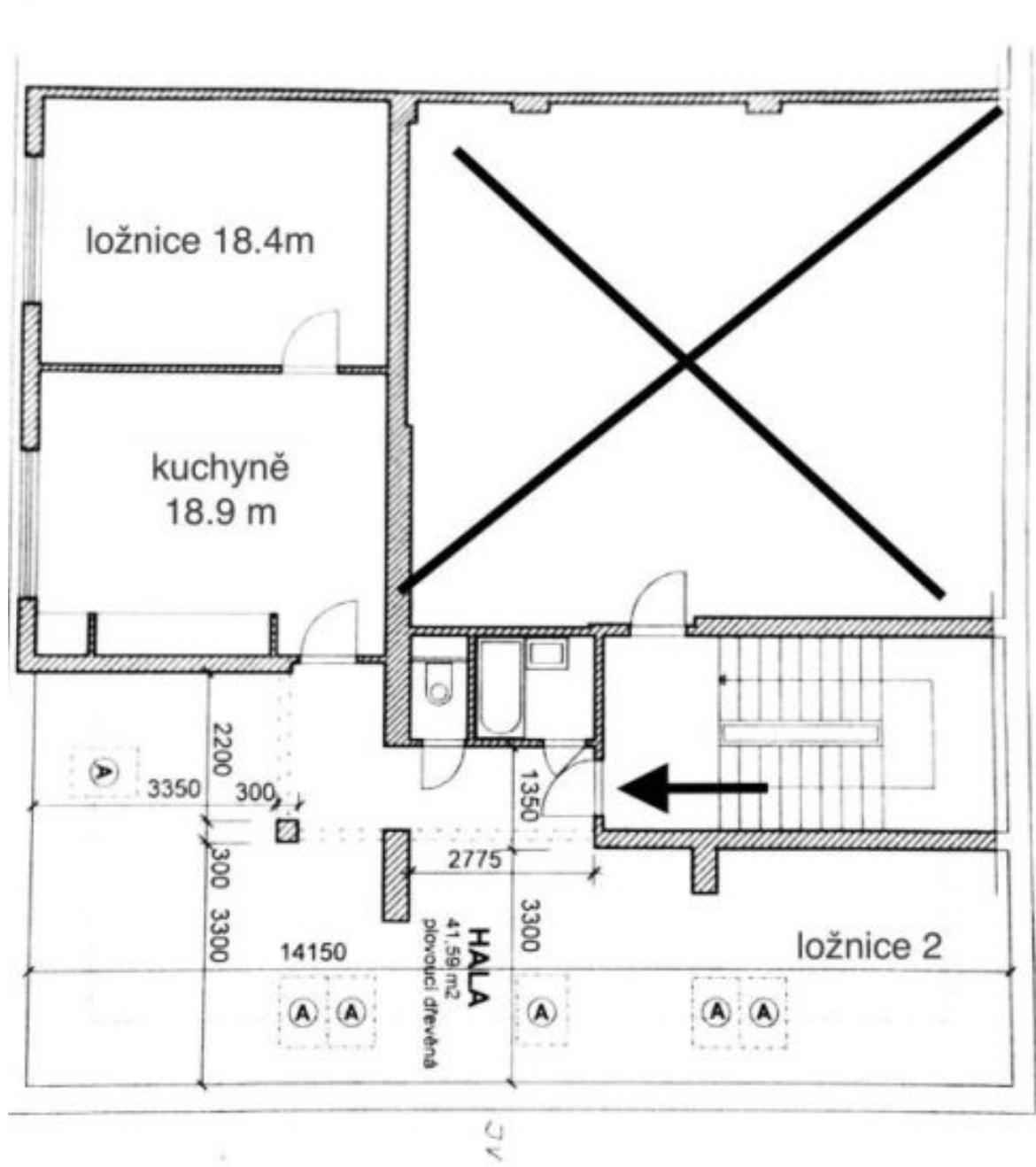
In addition to regular property viewings, we also offer **real-time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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