



## Apartment Four-bedroom (5+1)

Sold

162 m<sup>2</sup>, Praha 4, Podolí, Terasovitá





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Total area	244 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Terrace	82 m <sup>2</sup>
Parking	Separate garage
Garage	29 m <sup>2</sup>
Cellar	8 m <sup>2</sup>
Service price	7 685 CZK monthly
PENB	Not required
Reference number	103899

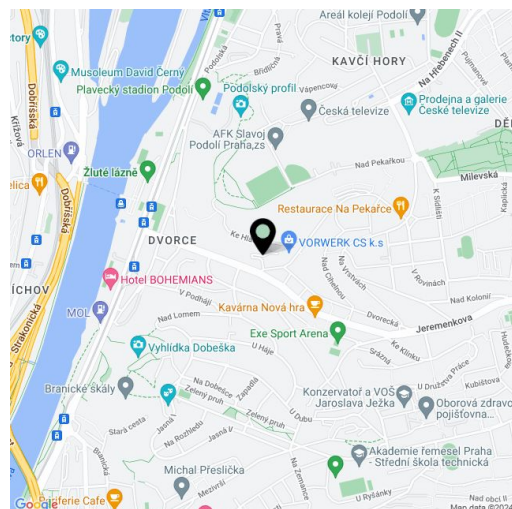
**This very spacious apartment with a sunny terrace, front garden, and a garage is part of a unique building built in the 1970s based on a similar terraced development in California. It's surrounded by an enclosed plot on a southern slope in the popular district of Prague 4 - Podolí, in the immediate vicinity of the Dvorecké stráně natural monument.**

The apartment is located on the 3rd floor and faces a sunny south side. It has a separate access through the **front garden** with gate to its own entrance, where there is a pleasant sitting area. The layout consists of a living room with a kitchen and an adjacent dining room, a master bedroom with a separate shower and sink, 2 additional sunny rooms, one of which has a second bathroom with a shower and toilet. There is also a large bathroom (with two sinks, bidet, WC, and a large corner **massage programmable bathtub**), a **spacious dressing room** with wardrobes and a large mirror, and a utility room with a washing machine, dryer, sink, and sufficient space for drying laundry. The interior is adjoined by a **terrace** accessible from the living room and one bedroom. The **beautifully landscaped garden** provides **perfect privacy and wonderful views**. Thanks to the terrace, garden, garage, and interior size without direct neighbors, the apartment is as comfortable as a **family house**.

The terraced building by **architect Vlastimil Mulač** was completed in 1978. Facilities include **parquet floors**, wooden windows, and a fireplace, the main feature of the living room. The terrace with a grate made of **African wood** has an **electrically controlled pergola** that can be extended up to 5 meters. The garden has **automatic irrigation** and **night lighting**. Trouble-free parking is ensured by **1 separate garage** (possibility of purchasing a **second garage**). The sale also includes a share in the non-residential unit and the income from the rental is used for repairs to the building.

**An excellent location in the middle of greenery** and at the same time within quick reach of complete civic amenities. A kindergarten and elementary school are a 5-minute walk away, and nearby is a bus stop with quick connections to get to the Budějovická metro station (line C). The Dvorce tram stop is also within walking distance. There is a swimming stadium nearby, a popular bike path along the Vltava River is not far away, and it is close to the **Žluté lázně spa** or the community **Zahrada přátelství garden** with a lake and benches. In addition, right next to the building is **the Dvorecké stráně natural monument**.

Floor area 153.91 m<sup>2</sup>, cellar 8.39 m<sup>2</sup>, terrace 82.4 m<sup>2</sup>, workshop 9.57 m<sup>2</sup>, garage 19.5 m<sup>2</sup>.



\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.

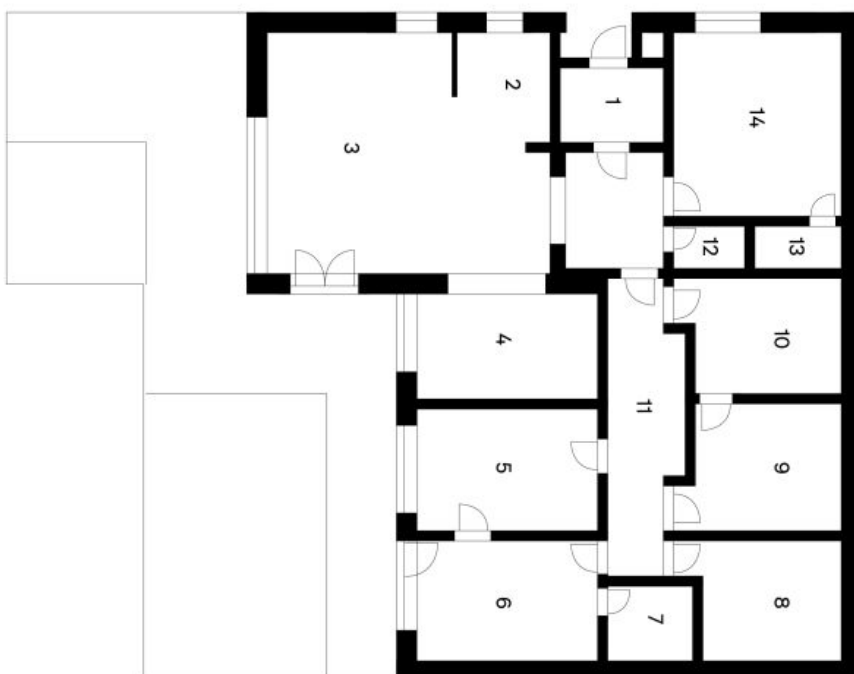


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\* Plánek je pouze ilustrativní



Terasovitá 954/1

Byt 5+1