



## Apartment Three-bedroom (4+kk)

Sold

132 m<sup>2</sup>, Prague 4, Podolí, Na Vápenném





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Total area	149 m <sup>2</sup>
Floor area*	132 m <sup>2</sup>
Terrace	17 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	17739

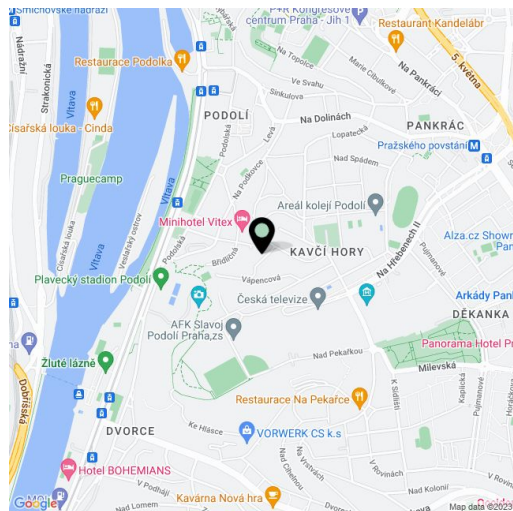
This nice airy apartment with a terrace and views of Hradčany, Vyšehrad, the Podolí Waterworks, and the Vltava River is situated in an apartment building from the 1920s with only 5 units. The building is located in a very quiet residential area in a neighborhood close to Kavčí Hory Park and the Podolí Swimming Pool.

The practical layout of the apartment covering the entire 2nd floor offers a spacious hall, a living room with a kitchen and a dining room with access to **the southwest-facing terrace**, 3 bedrooms, a bathroom (bathtub, sink, toilet), and a guest toilet.

The apartment has been reconstructed. It features **oak floors** and **refurbished casement windows and doors**. The bathroom was renovated in 2014. Heating is by central boiler located in the building's boiler room. The building is surrounded by a well-maintained garden with mature trees, which can be partially used. The apartment has **a cellar** and a separate **large garage** accessible directly from the street.

The location is full of greenery and boasts a full spectrum of urban amenities in the immediate vicinity. It is within walking distance of public transport links: the Kublov tram stop, from which you can get to the center and to the Karlovo náměstí metro station line B (5-minute ride), is close-by, and the Pražské povstání metro station is a 15-minute walk away. The place is perfect for fans of sports activities - it is near a popular **bike trail along the Vltava River**, a stadium with a swimming pool, or the **Žluté lázně** sports and relaxation complex.

Interior 132.3 m<sup>2</sup>, terrace 16.83 m<sup>2</sup>, cellar 2.55 m<sup>2</sup>.



\* 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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