



## Apartment Studio (1+kk)

44 m<sup>2</sup>, Prague 4, Hodkovičky, Na Lysinách

**Sold**





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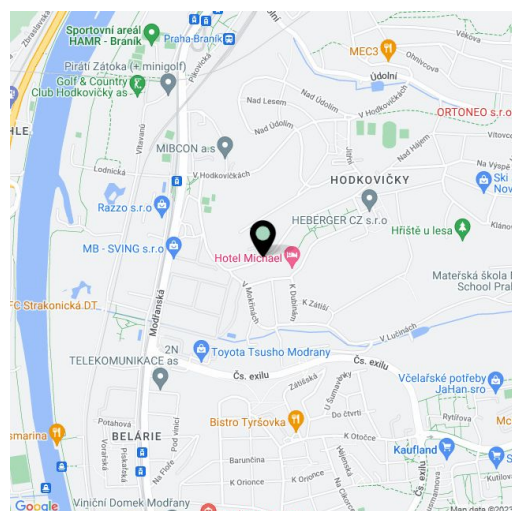
Total area	44 m <sup>2</sup>
Parking	450 000
Cellar	Yes
PENB	B
Reference number	29561

**Newly built bright and airy apartment with a minimalist interior design, set in the Vila Hodkovičky boutique project, situated in a quiet residential area with a pleasant atmosphere.** Completion scheduled for November 2019.

The layout of the apartment on the 1st floor features a generous southwestern living space with an open plan kitchen and the possibility of creating a bedroom, a bathroom, a hall, and a utility room.

The interior will include **floor-to-ceiling wooden windows** with triple-glazed panes, large-format tiles in the bathrooms, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, clients may select the type of equipment to be installed. The client can also customize the layout.** The apartment comes with a cellar unit. There is a practical washroom for bicycles and dogs. There is also the possibility to buy a parking space.

The villa is located in a quiet area of Prague, surrounded by dense greenery. A short distance away there is a popular **cycling trail** along the Vltava River. Other sports amenities include a nearby sports center and a **golf club**. There is a large shopping center within a short drive. Just a few minutes' walk from the house is a tram stop with a **20-minute connection to Wenceslas Square**. Within walking distance are a bus stop and the Prague-Braník train station with fast and direct connections to the **Main Railway Station**. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.



\* 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.

Usable area 43.92 m<sup>2</sup>.

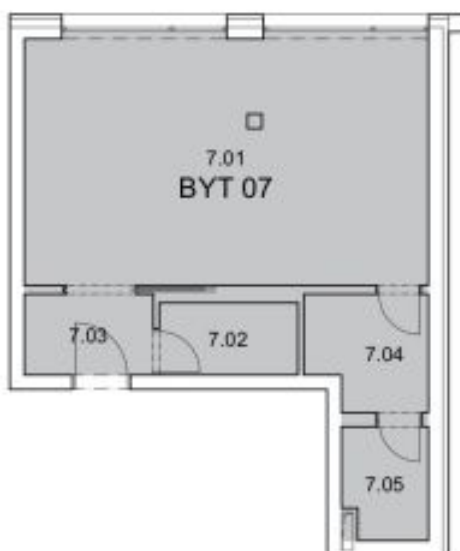
More information: [www.vilahodkovicky.cz](http://www.vilahodkovicky.cz).



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M.Č.	POPIS	PLOCHA [m²]
<b>BYT č. 07</b>		
7.01	Obývací pokoj + kk	30.66
7.02	Koupelna	3.07
7.03	Chodba	3.30
7.04	Komora	4.09
7.05	Sklad	2.80
CELKOVÁ PLOCHA MÍSTNOSTI		43.92
CELÝ BYT DLE NV 366/ 2013		45.78

Schéma objektu

