



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	66 m <sup>2</sup>
Garden	18 m <sup>2</sup>
Parking	450 000
Cellar	Yes
PENB	B
Reference number	29590

**Newly built airy and bright apartment with a minimalist interior design, part of the Vila Hodkovičky boutique project, situated in a quiet residential area with a pleasant atmosphere.** The project is after final approval.

The layout of the apartment on the ground floor features a generous southwest-facing living space with an open plan kitchen, the possibility of creating a bedroom, a front garden, a bathroom, a hall, and a utility room. Currently it is a studio apartment, but there is a possibility to remodel and create 1-bedroom layout (at extra cost).

The interior includes triple glazed **floor-to-ceiling wooden windows**, bathrooms with large-format tiles, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, the client can select fittings and appliances, and customize the layout.** A parking space with a cellar is available at an additional cost.

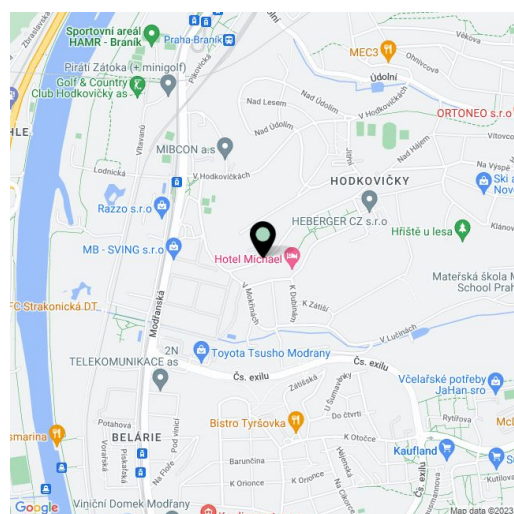
The villa is located in a quiet area of Prague, surrounded by dense greenery. A popular **cycling trail** along the Vltava River is close-by. Other fitness opportunities include a nearby sports center and a **golf club**. A large shopping center is within short driving distance. From the tram stop just a few minutes' walk from the villa it is a **20-minute ride to Wenceslas Square**. A bus stop and the Prague Braník train station with fast and direct connections to the **Main Railway Station** can easily be reached on foot. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Usable area 65.97 m<sup>2</sup>, front garden 18.21 m<sup>2</sup>.

Photos are from a completed show flat in the project.

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

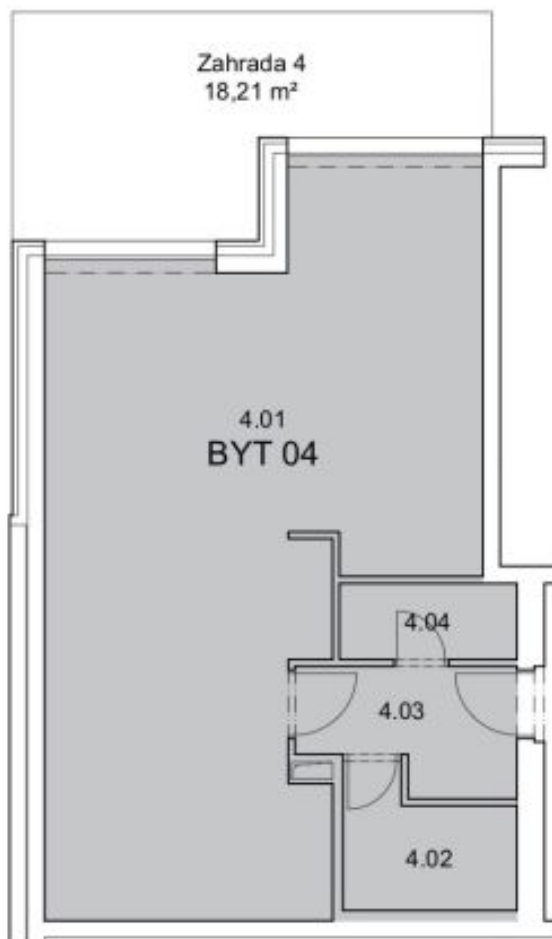
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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M.č.	POPIS	PLOCHA [m <sup>2</sup> ]
Byt č. 04		
4.01	Obývací pokoj + kk	53.35
4.02	Koupelna	4.50
4.03	Chodba	5.18
4.04	Komora	2.94
CELKOVÁ PLOCHA MÍSTNOSTÍ		65.97
CELÝ BYT DLE NV 366/ 2013		68.12

Schéma objektu

