



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	42 m <sup>2</sup>
Garden	13 m <sup>2</sup>
Parking	450 000
Cellar	Yes
PENB	B
Reference number	29591

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

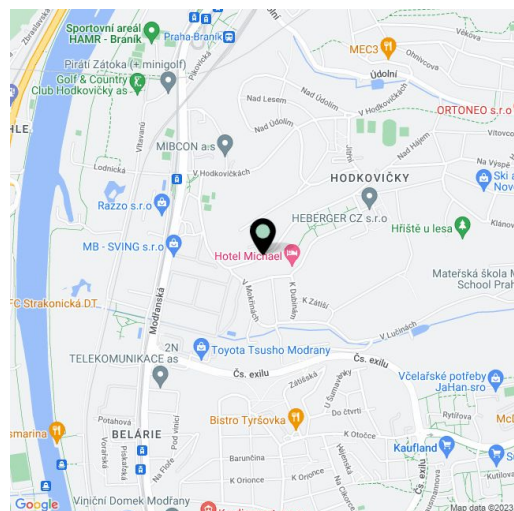
The layout of the apartment on the ground floor features a generous southwestern living space with open kitchen and the possibility of creating a bedroom, a front garden, a bathroom, hall and utility room.

The interior will include **floor-to-ceiling wooden windows** with triple glazing, large tiled bathrooms, Durstone mosaic tiles, Hüppe, Laufen and Grohe sanitary fittings, **underfloor heating**, Sapeli interior doors and security entrance doors. **Currently, the exact type of the equipment can be selected by the client. The client can also customize the layout.** The apartment has a cellar unit. There is a practical washroom for bicycles and dogs. There is also a possibility to buy a parking place.

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 that takes **20 minutes to Wenceslas Square**. Within walking distance are the bus stop and the train station Prague-Braník with fast and direct connections to the **Main Railway Station**. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Usable area 41.51 m<sup>2</sup>, front garden 13.02 m<sup>2</sup>.

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



\* 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.

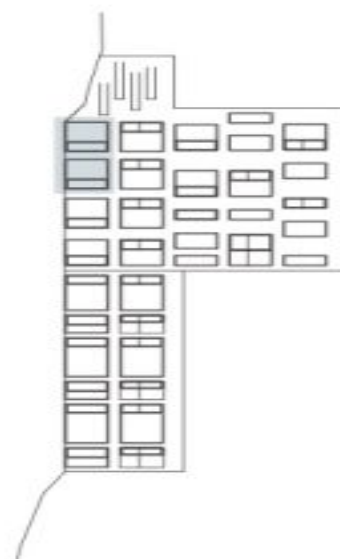




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č.	Přibližné rozměry místností	m <sup>2</sup>
1	obývací pokoj + kk	30,66
2	koupelna	2,91
3	chodba	3,18
4	komora	4,84
Plocha bytu dle NOZ		44,7
Předzahrádka		12,79