



## Apartment Two-bedroom (3+kk)

Sold

86 m<sup>2</sup>, Praha 4, Hodkovičky, Na Lysinách





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Total area	86 m <sup>2</sup>
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29604

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

The layout of the apartment on the 4th floor features a generous southeast-facing living space with an open plan kitchen and a dining room, 2 bedrooms, 2 bathrooms, and a hall.

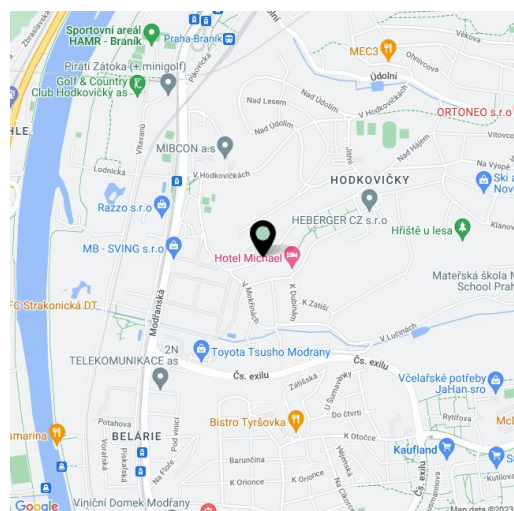
The interior will include triple glazed **floor-to-ceiling wooden windows**, bathrooms will large-format tiles, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, the client can select the fittings and 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 86.06 m<sup>2</sup>.

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

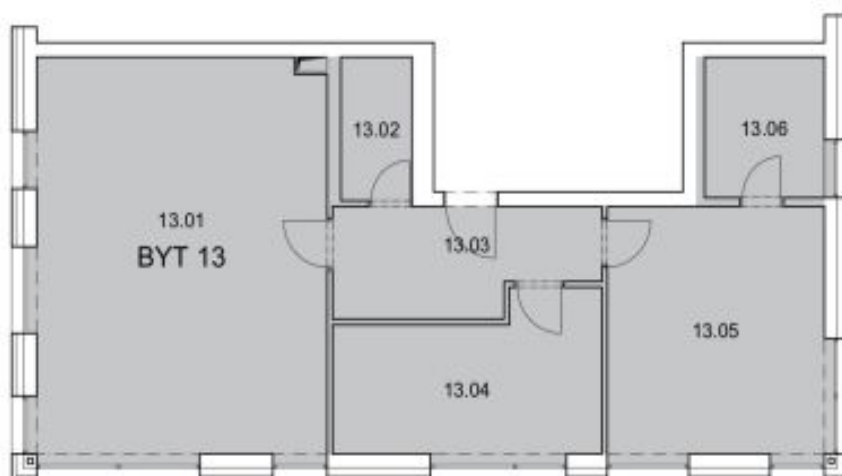
In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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. 13		
13.01	Obývací pokoj + kk	37.94
13.02	Koupelna	3.33
13.03	Chodba	8.59
13.04	Pokoj	12.72
13.05	Ložnice	18.03
13.06	Koupelna	5.46
CELKOVÁ PLOCHA MÍSTNOSTI		86.06
CELÝ BYT DLE NV 586/ 2013		88.90

Schéma objektu

