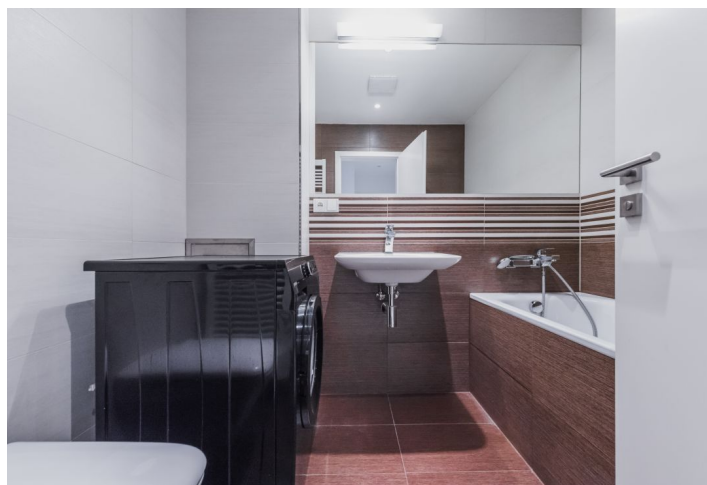




## Apartment Studio (1+kk)

26 m<sup>2</sup>, Prague 4, Hodkovičky, Pod Lysinami

Sold





## Apartment Studio (1+kk)

**Sold**26 m<sup>2</sup>, Prague 4, Hodkovičky, Pod Lysinami

|                  |                               |
|------------------|-------------------------------|
| Total area       | 26 m <sup>2</sup>             |
| Parking          | Garage parking space included |
| Garage           | Yes                           |
| Cellar           | -                             |
| Service price    | 1 500 CZK monthly             |
| PENB             | C                             |
| Reference number | 32735                         |

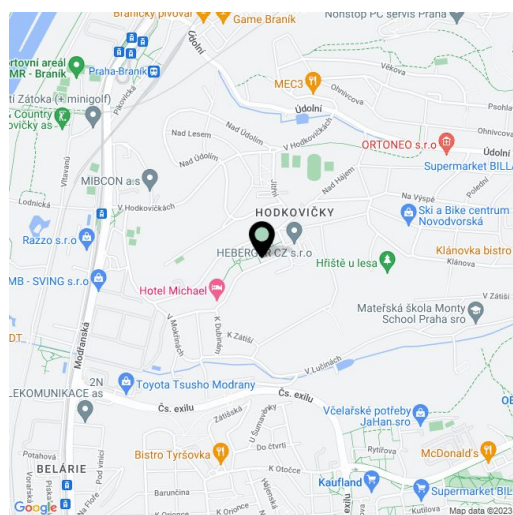
This west-facing studio apartment with a garage is situated on the 1st floor of a modern villa that is part of the Zátíší Hodkovičky residential complex with a private garden. The complex is set in a quiet location near a forest park and several leisure areas.

The layout consists of a living area with a kitchen, a hallway, and a bathroom (with a bathtub, toilet, sink, heated towel rail, and a connection for a washing machine).

The high standard facilities include double-glazed **wooden windows** (dark walnut) and exterior blinds, three-layer **oak floors**, Laufen sanitary ware, a Kaldewei bathtub, and a security entry door. Heating is via the central gas boiler room in the building. The building is equipped with a camera system.

A popular location next to a neighborhood with many villas from the 1930s, it offers good access to the city center and all services. There is a bus stop nearby, a tram stop within about a 10-minute walk, a shopping center, a restaurant, and **many sports facilities**: a large **forest park**, a **golf course**, a bike path and an inline track along the Vltava River, tennis courts with a gym, a skatepark, or an equestrian and canoeing section. It takes 16 minutes to reach the Kačerov or Budějovická metro stations by bus, and the Nádraží Braník tram stop is 3 minutes away.

Interior 25.53 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.



## Apartment Studio (1+kk)

26 m<sup>2</sup>, Prague 4, Hodkovičky, Pod Lysinami

Sold

