



## Apartment Two-bedroom (3+kk)

Sold

92 m<sup>2</sup>, Praha 4, Podolí, Podolské nábřeží





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Total area	97 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	D
Reference number	32805

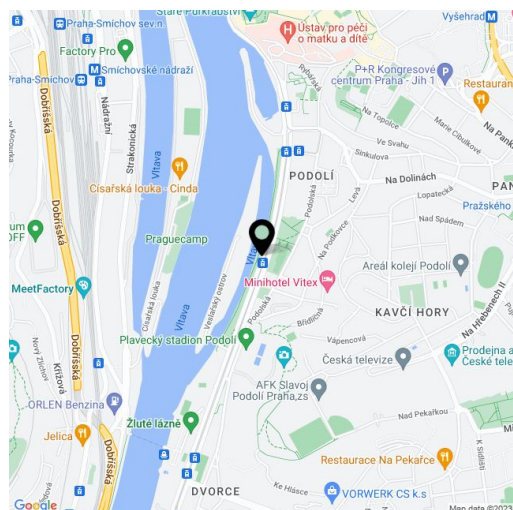
This renovated bright apartment with 2 balconies and a garage parking space is located on the 3rd floor of an apartment building with an elevator in the attractive Podolí district, with a wide range of sports facilities and great connections to the city center.

The interior consists of a large living room with a balcony, a dining room in a **bay window**, and a partially separated kitchen, 2 separate bedrooms, one with a **southeast balcony** facing a quiet side street, a bathroom (with a bath, bidet, double sink, and connection for a washing machine), a guest toilet, and an entry hall.

The facilities include laminate floors, plastic windows, built-in wardrobes, and other storage space, a fully equipped kitchen, or a security entry door. The purchase price includes a **garage parking space** and a **cellar**. The entrance to the house is electronic.

Close to the house are grocery stores, a patisserie, several restaurants, tennis courts, the **Žluté lázně** leisure area, a swimming pool, and a **bike trail along the Vitava River**. A kindergarten and primary school are within walking distance. The location has excellent transport accessibility; a tram stop is a few steps from the building, the ride to the Karlovo náměstí metro station takes 7 minutes and 15 minutes to the Wenceslas Square station.

Interior 93.17 m<sup>2</sup>, balconies 4.77 m<sup>2</sup>, cellar 2.37 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.



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