



Apartment Two-bedroom (3+kk)

Sold

92 m², Prague 4, Podolí, Podolské nábřeží





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Total area	97 m ²
Floor area*	92 m ²
Balcony	5 m ²
Parking	500 000
Garage	Yes
Cellar	Yes
PENB	D
Reference number	32805

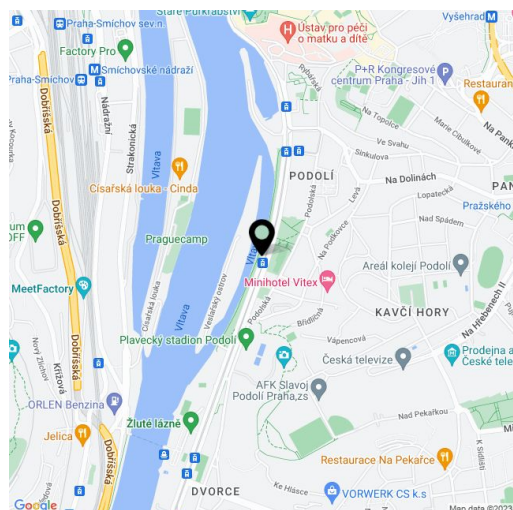
This renovated bright apartment with 2 balconies and a garage parking space is located on the 3rd floor of an apartment building with an elevator in the attractive Podolí district, with a wide range of sports facilities and great connections to the city center.

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 m², balconies 4.77 m², cellar 2.37 m².



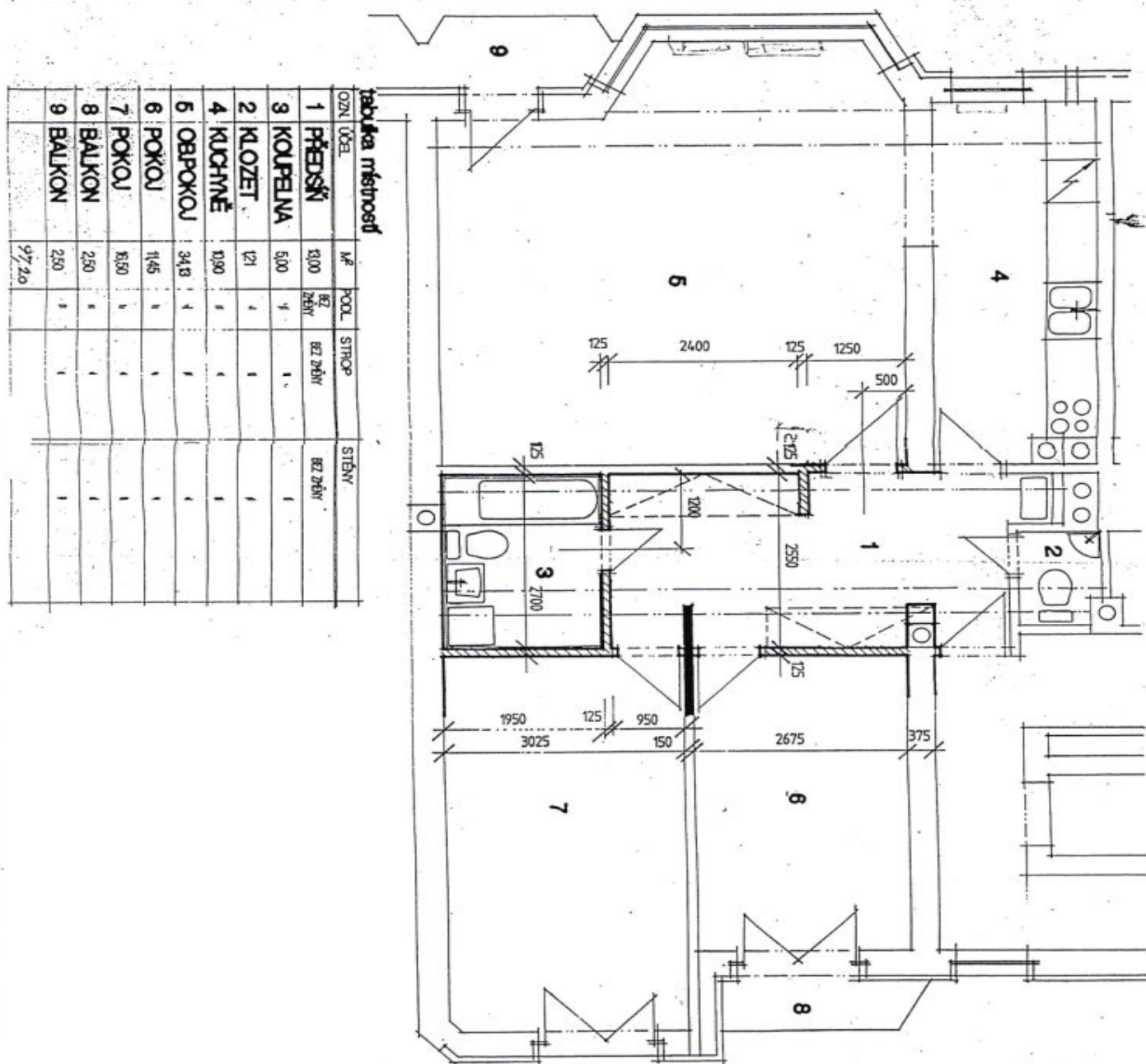
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Tabulka místností			
OZN	ÚČEL	M ²	POOL
1	PŘEDSÍŇ	8,100	BEZ ZHĚNÍ
3	KOUPELNA	5,000	1
2	KLOZET	1,21	1
4	KUCHYŇE	0,390	1
5	OBPŮKOUJ	34,18	1
6	POKOUJ	1,45	1
7	POKOUJ	8,830	1
8	BALKON	2,50	1
9	BALKON	2,50	1
		97,20	