



## Apartment Four-bedroom (5+kk)

Sold

162 m<sup>2</sup>, Praha 4, Podolí, Terasovitá





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Total area	228 m <sup>2</sup>
Floor area*	162 m <sup>2</sup>
Terrace	66 m <sup>2</sup>
Parking	Garage
Garage	Yes
Cellar	Yes
PENB	D
Reference number	43503

This spacious, renovated family apartment with a large southeast-facing terrace with lush greenery is part of an architecturally successful apartment building by Vlastimil Mulač. The distinctive building copying the south-sloping plot stands in a well-accessible and, at the same time, quiet location right next to the Dvorecké stráně natural monument. The apartment comes with a garage, and a children's playground is part of the enclosed area.

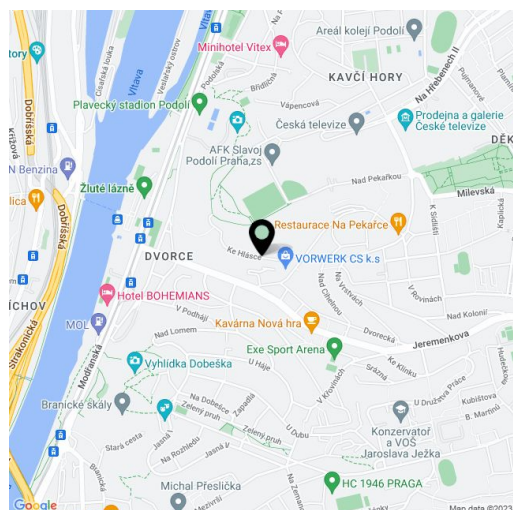
The layout of the 2nd floor apartment consists of a living room with a kitchen, dining room, **fireplace**, and access to a **spacious terrace**, a master bedroom with an en-suite bathroom, another 2 bedrooms, a room with access to the central bathroom (also accessible from the corridor), a **walk-in wardrobe**, and a vestibule.

The terraced house was approved in 1976; the apartment was completely renovated about 15 years ago and extensively partially renovated in 2019. The **parquet floors** are newly sanded and painted; the fireplace is lined with luxurious Italian large-format tiles, while the surface of the terrace is made of **exotic Garapa wood** and the entire terrace is lined with large flower beds with greenery. The new German kitchen is equipped with **AEG, Siemens, and Electrolux** appliances, the hob is induction with a retractable, built-in Elica hood, and the intelligent electric oven has a cooking probe. Facilities include doors with concealed hinges, windows with UV films, and custom-made bathroom and dressing room furniture. Heating is district and hot water is from a new electric boiler (for cheap night current). Parking is in a **separate garage** with new Trido remote-controlled gates. The apartment includes **2 closets** right by the entrance to the apartment.

A nice place within reach of complete civic amenities, with plenty of greenery and great access to the city center. Behind the building lies the **Dvorecké stráně natural monument**. A kindergarten and elementary school are a 5-minute walk away. A bus stop is a few meters from the building and can take you to the Budějovická metro station (line C) in no time and the Dvorce tram stop is also within walking distance. There is a **swimming stadium** nearby, a popular **bike path along the Vltava River** is not far away, and it is not far from the **Žluté lázně** or the community **Zahrada přátelství park** with a lake and benches.

Interior 162.3 m<sup>2</sup> (including cellars 8.39 m<sup>2</sup>), terrace 65.5 m<sup>2</sup>, garage 17.5 m<sup>2</sup>.

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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Terasovitá, Praha 4

3.NP

- 1 Zadveří
- 2 Kuchyň + Obýv. pokoj
- 3 TV pokoj + piano
- 4 Ložnice 1
- 5 Ložnice 2
- 6 Ložnice 3
- 7 Koupelna 1
- 8 Šatna
- 9 Koupelna 2
- 10 Terasa

