svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

Apartment Studio (1+kk)

Sold

44 m², Prague 4, Hodkovičky, Na Lysinách











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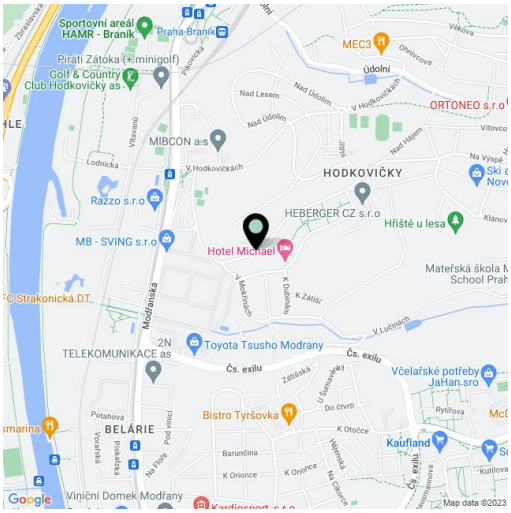
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Total area	44 m²
Parking	Yes
Cellar	Yes
PENB	B
Reference number	29561



***** 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.

Newly built bright and airy apartment with a minimalist interior design, set in the Vila Hodkovičky boutique project, situated in a quiet residential area with a pleasant atmosphere. Completion scheduled for November 2019.

The layout of the apartment on the 1st floor features a generous southwestern living space with an open plan kitchen and the possibility of creating a bedroom, a bathroom, a hall, and a utility room.

The interior will include **floor-to-ceiling wooden windows** with triple-glazed panes, large-format tiles in the bathrooms, Durstone mosaic tiles, Hüppe, Laufen, and Grohe sanitary ware, **underfloor heating**, Sapeli interior doors, and security entrance doors. **Currently, clients may select the type of equipment to be installed. The client can also customize the layout.** The apartment comes with a cellar unit. There is a practical washroom for bicycles and dogs. There is also the possibility to buy a parking space.

The villa is located in a quiet area of Prague, surrounded by dense greenery. A short distance away there is a popular **cycling trail** along the Vltava River. Other sports amenities include a nearby sports center and a **golf club**. There is a large shopping center within a short drive. Just a few minutes' walk from the house is a tram stop with a **20-minute connection to Wenceslas Square**. Within walking distance are a bus stop and the Prague-Braník train station with fast and direct connections to the **Main Railway Station**. The Barrandov Bridge and the Prague Ring Road are easily accessible by car.

Usable area 43.92 m².

More information: www.vilahodkovicky.cz.

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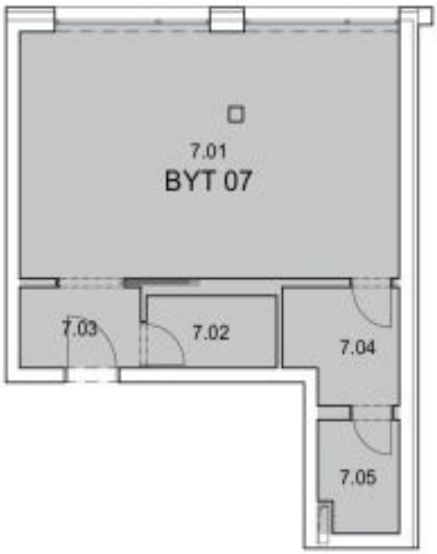
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M.Č.	POPIS	PLOCHA [m²]
	BYT Č. 07	
7.01	Obývací pokoj + kk	30.66
7.02	Koupelna	3.07
7.03	Chodba	3.30
7.04	Komora	4.09
7.05	Sklad	2.80
	CELKOVÁ PLOCHA MÍSTNOSTÍ	43.92
	CELÝ BYT DLE NV 366/ 2013	45.78

Schéma objektu



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