



# Apartment 2 Bed

Praha 4 - Hodkovičky, Na Lysinách

PRICE	PROPERTY	CODE	FLOOR	AREA	TERRACE	PARKING
Sold	ID 739	10.4	4/5	86 m <sup>2</sup>	No	Yes



Modern bright apartment in a quiet residential area of Prague Hodkovičky, in one of the quietest and most sought-after locations in Prague full of greenery. It is part of a timeless villa, designed by the award-winning architectural studio P6PA + Architects.

The apartment with a total area of 86 m<sup>2</sup> with views of the surroundings is located on the third floor. The layout consists of a spacious living room with kitchenette, two bathrooms, two bedrooms and a hallway. When designing the apartments, emphasis was placed on connecting the interior with the exterior as well as on airiness and sufficient light.

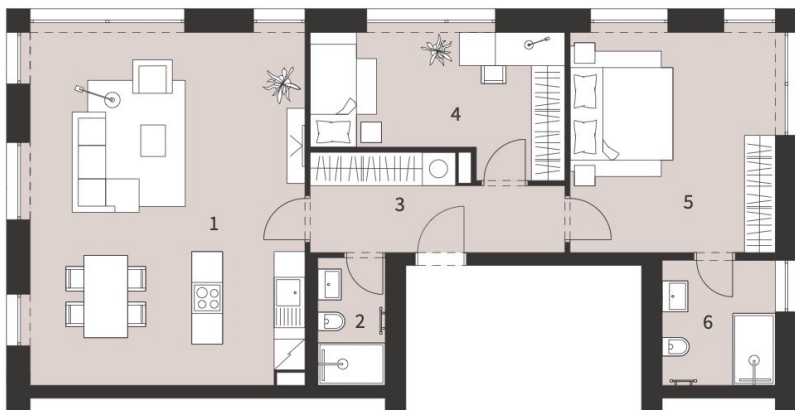
The high standard of equipment includes underfloor heating, large-format windows with insulating triple glazing, Laufen and Grohe equipment and security entrance doors or interior doors of the Czech brand Sapeli. The luxurious impression of the bathroom is enhanced by large-format tiles and Durstone mosaic tiles. You can choose the exact standard according to your own ideas. In addition, the villa has parking spaces in a private garage and cellars, which are available for an additional 450,000 CZK. There is also a shared washroom for bicycles.

The Hodkovičky location is characterized by good transport accessibility and complete civic amenities. There are several bus and tram stops and the Prague-Braník railway station nearby, the center of Prague is a 15-minute drive and 30 minutes by public transport. Residents of the house will also find a school, kindergarten, post office, doctor's office, offices and plenty of shops and restaurants nearby. Thomayer University Hospital is less than a 10-minute drive away.

Lovers of active relaxation will be interested in the proximity of the view of Branická skála, Modřanská ravine, Radotínsko-Chuchelský háj, Kunratický les, Zátěšský rybník and an extensive network of cycle paths and routes for in-line skates in the area.

Na Lysinách 574/14a  
14700 Praha 4 - Hodkovičky

## BYT 3+kk | 10.4



č.	Přibližné výměry místností	m <sup>2</sup>
1	obývací pokoj + kk	37,84
2	koupelna 1	3,33
3	chodba	8,57
4	pokoj	12,74
5	ložnice	17,99
6	koupelna 2	5,47
Plocha bytu dle NOZ		86,19



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