



🏠 358 m<sup>2</sup> 📄 Nedvědovo náměstí, Praha 4 - Podolí 🗄 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N4765</b>	Price	<b>Sold</b>
Address	<b>Nedvědovo náměstí, Praha 4 - Podolí</b>	Type	<b>Apartments</b>
Disposition	<b>6 and more</b>	Usable area	<b>358 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Floor area	<b>260 m<sup>2</sup></b>
Garden area	<b>98 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>4th floor</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>98 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a generously designed apartment on the top two floors of a residential building on Nedvědovo Square in Podolí, Prague 4, with splendid views of Vyšehrad castle and the Prague panorama.

On the lower floor (139.1 sqm), two smaller bedrooms (17.1 sqm and 17.25 sqm) and a main bedroom (21.85 sqm) with a bathroom come from the central corridor and the living area (30.35 sqm) equipped with massage bathtub, sauna and shower, toilet and bidet, technical room and dressing room. There is also a separate toilet on the floor.

A spiral staircase leads from the corridor to the upper residential floor (total area 219.4 sqm), where there is a living room with a kitchenette (12.45 sqm) and a pantry, a dining area (16.05 sqm) and a living room (46.05 sqm). In the back there is a study (17.1 sqm). From the living room there is a terrace with a garden (98 sqm). The upper floor offers beautiful views across the world, especially the Vyšehrad castle panorama and opposite Malvazinky behind the river.

In the apartment there are high quality materials used; Swedish parquet (Brazilian cherry), marble slabs, on the terrace wooden floor of exotic wood, windows are aluminum.

The apartment is connected to the central security guard, the entrance door is secured with maximum security and a safe is placed in the apartment.

The apartment is located in an apartment building with a lift, on a very quiet and spacious square with a park close to the famous Podolí waterworks, only a few steps from the Vltava river. The surrounding area offers complete social facilities, a primary school, a restaurant or a pharmacy. Podolí is also a popular location due to excellent transport accessibility.