



## Apartment One-bedroom (2+kk)

Sold

57 m<sup>2</sup>, Praha 4, Modřany, Na Srážku





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Total area	72 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Garden	38 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	2 m <sup>2</sup>
PENB	B
Reference number	102824

This designer furnished garden apartment, created by a renowned architectural studio, with wonderful views of the greenery, is located on the 1st floor of a modern apartment building with an elevator, reception, security, sauna, fitness, common garden, and underground garage. The residence is set in a quiet residential area in the old part of Modřany.

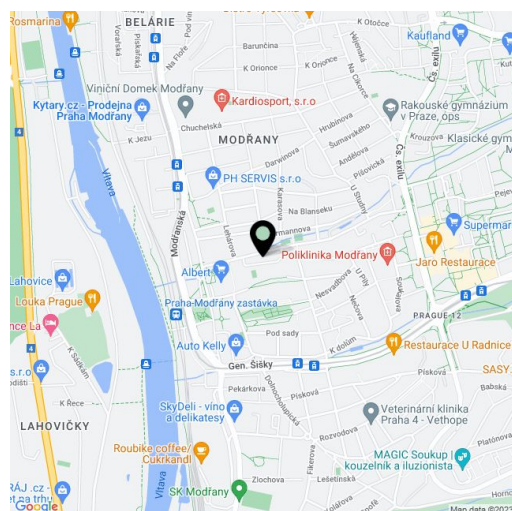
The functional layout consists of a living room with a dining area and adjoining kitchen, a bedroom with a **walk-in wardrobe** and a bathroom (shower, bidet, toilet), a utility room, and a foyer. **The terrace and garden** are accessible from the living room and bedroom.

The apartment was completely renovated in 2022. Floors are glued **wooden**, the surface of the terrace is made of thermal pine, all from the Soliter parquet brand. The doors have **concealed hinges**, the entrance door is security, and the apartment is equipped with a **Jablotron security device** connected to a **central station**. Large French windows can be shaded with **electrically controlled exterior window blinds**. The Gamadecor kitchen is equipped with **first-class Miele appliances**, including a **Bora induction hob with an integrated hood**. The sanitary ware is by the Porcelanosa, Gessi, and Catalano brands. Light fixtures are by the world-renowned **Delta Light, Brokis, Marset, Moooi, or Vibia** brands. Heating is provided by Swiss designer **Zehnder** radiators, the building has a central gas boiler, and there are **heated tiles** in the bathroom. The garden, designed and planted by a landscape architect, has a new **grassy lawn**. The apartment includes a **cellar and an extra-wide garage space**, both conveniently accessible by **elevator**. The energy efficiency of the building is **class B - very economical**.

The convenient location allows you to be near everything you need in no time. A bus stops almost by the building, and a tram stop and train station are less than a 5-minute walk away. Obchodní Square with a cinema, a large playground, and a shop is also close-by, and Sofijské Square with cafes, restaurants, shops, and a health clinic is within walking distance. There are tennis courts near the residence, a **fitness trail** along the Vltava River, and the **Hodkovičky Golf & Country Club** are nearby, and you can reach the **Modřanské rokle forest park** in a few minutes on foot or by bike.

Floor area 57 m<sup>2</sup>, terrace 14.7 m<sup>2</sup>, garden 37.7 m<sup>2</sup>, cellar 1.7 m<sup>2</sup>.

The apartment will be available from April 2024.



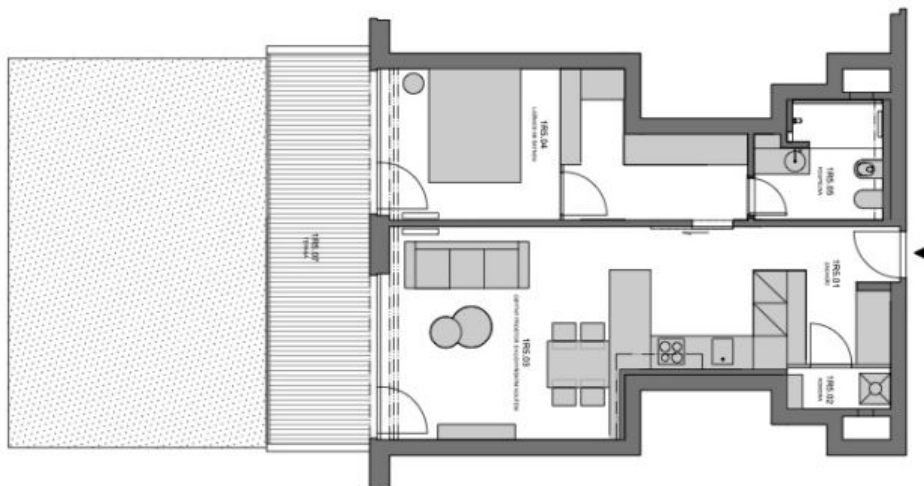
\* Size of the unit according to the Housing Act.  
The area consists of the sum total of the internal area of every room.



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REZIDENCE BILALDI MOULANV - ORIENT B		
10P - 8YT 10S		
TABULKA VLASTNOSTI		
Č. M.	MĚSTNOST	PLOCHA
10S 01	ZÁVĚSÍ	5.8m <sup>2</sup>
10S 02	KUCHYŇKA	1.7m <sup>2</sup>
10S 03	OBÝVAČÍ POKOJ S KUCHYŇSKÝM KOTLEM	27.5m <sup>2</sup>
10S 04	LÓDŽIE SE ŠKAFEM	17.5m <sup>2</sup>
10S 05	KOUPELNA	4.3m <sup>2</sup>
LHŮTKA PLOCHA CELKEM		
10S 01	SKLEP	0.78m <sup>2</sup>
10S 11	TERASA	14.7m <sup>2</sup>
	ZÁHRADA	37.7m <sup>2</sup>
PLOCHA CELKEM		111.8m <sup>2</sup>