



## Apartment Two-bedroom (3+kk)

€ 568 384 | CZK 14 400 000

91.7 m<sup>2</sup>, Praha 4, Modřany, Vorařská





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Total area	150 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	55 m <sup>2</sup>
Loggia	4 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	103150

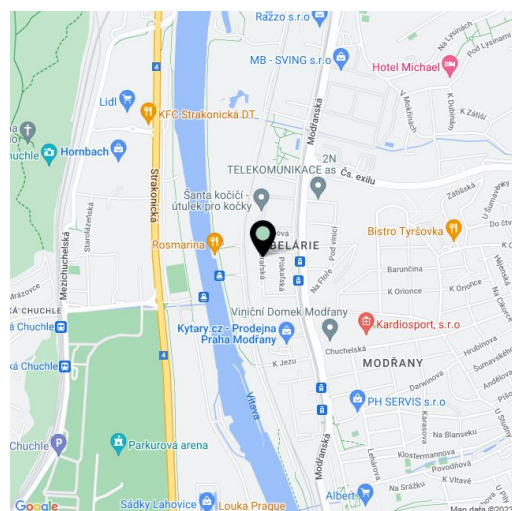
**This modern apartment with a loggia, a terrace, and a front garden is located on the ground floor of a new energy-efficient building from 2022. The sought-after Riviéra Modřany residential complex designed by a renowned architectural studio offers pleasant living with a view of the Vltava River and close to a popular bike path.**

**The fully furnished** apartment consists of a living room with a kitchen and dining room with access to a **terrace** and a private **front garden**, a bedroom with an en-suite bathroom, a second bedroom, a bathroom, a separate toilet, a walk-in wardrobe, a utility room, and a corridor. The terrace with a walkway along the entire length of the apartment is accessible from all living rooms via **French windows**. The apartment includes **1 parking space** and **2 bike racks**, both located on the 1st underground floor.

The apartment, common areas, and all the facilities of the building meet the current high demands for the use of quality materials. **The wooden floating floor** in the living rooms is followed by large-format tiles in the hallway, bathroom, and toilet. **The wooden windows** have integrated aluminum foils against breakage and electrically controlled **exterior window blinds**. The interior doors and entrance security doors are by the Sapeli Czech brand. Central heating, designed with an emphasis on maximum efficiency, is complemented by air-conditioning units (located on the roof) ensuring **forced ventilation** of living rooms. All floors are connected by a personal **elevator**. The building has a spacious staircase hall with a glass roof, ensuring that the atrium is illuminated by daylight.

The building is surrounded by a grassy plot with an intelligent irrigation system, a flower meadow, and a children's playground. The neighboring Rosmarina leisure project offers a wide **variety of sports activities** (beach volleyball, soccer golf, mini golf, and ping pong), a nearby **golf course**, and a boat, kayak, and paddleboard rental office. The restaurant on the Rosmarina steamer will provide an amazing culinary experience. A tram stop is approx. 300-400 meters away, and getting around by car is faster thanks to the nearby entrances to the City and Prague ring roads.

Floor area 91.7 m<sup>2</sup>, terrace 54.7 m<sup>2</sup>, loggia 3.7 m<sup>2</sup>.



\* 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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č.m.	místnost	m <sup>2</sup>
01	obývací pokoj	17,0
02	kuchyňský kout	11,3
03	pokoj	13,0
04	pokoj	16,4
05	koupelna + wc	3,3
06	wc	1,7
07	komora	3,9
08	koupelna	3,3
09	chodba	11,7
10	šatna	4,0
užitná plocha		85,6
podlahová plocha (dle nařízení vlády č. 366 / 2013)		92,3
11	terasa	53,6
12	lodžie	3,7