



## Apartment Two-bedroom (3+kk)

€ 567 935 | 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

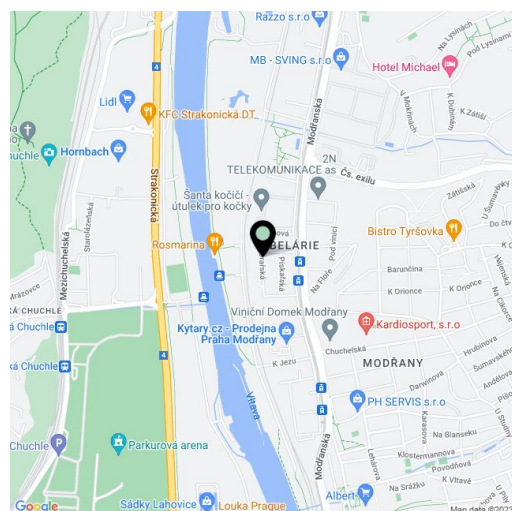
This modern apartment with a loggia, a terrace, and a front garden is located on the ground floor of a new energy-efficient building from 2022. The sought-after Riviéra Modřany residential complex designed by a renowned architectural studio offers pleasant living with a view of the Vltava River and close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