



House Five-bedroom (6+1)

Sold

362 m², Prague 4, Modřany, Rozvodova





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Total area	362 m ²
Plot	640 m ²
Foot print	174 m ²
Garden	466 m ²
Floor area	270 m ²
Terrace	52 m ²
Parking	Lockable garage for two cars
Garage	40 m ²
Cellar	Yes
PENB	B
Reference number	103512

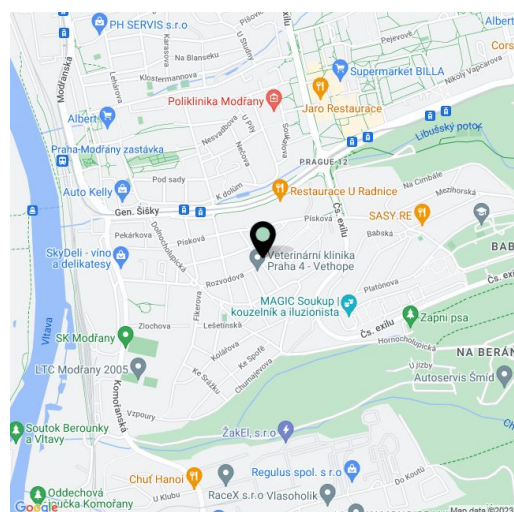
This family house currently in a phase prior to completion with the possibility of finalization within 3 months is located on a quiet street lined with greenery in a residential part of Modřany, just a few minutes' walk from a tram stop, Sofijské Square, and the Modřanská rokle forest park, and within a short driving distance of international schools.

The ground floor consists of a living room with access to the **terrace** and **garden**, a separate kitchen with a dining room and access to the **terrace**, a hall, a toilet, a **walk-in wardrobe**, a pantry, and a foyer. Upstairs is a generously designed master bedroom with a **walk-in wardrobe**, 2 additional bedrooms (the larger one can be further divided into 2 rooms), a study, 2 **bathrooms**, a separate toilet, and a hallway with storage space. The basement contains utility facilities (with a connection for a washing machine and dryer), storage areas, a toilet, and a **room with its own entrance** that can be used as an office, workshop, or wellness (there is a **preparation for a sauna**).

The overall reconstruction and extension of the original house was done using monolithic structures and Porotherm masonry; the building is already connected to utility networks (water, electricity, sewage, gas) and the internal wiring is also complete. The windows by the **Izoglass** brand are **aluminum with insulating triple glazing**, and both entrance doors have safety laminated glass, three-point locks, and hinges preventing unhinging. **Hot water underfloor heating** throughout with the possibility of independent regulation in individual rooms. In each room is a preparation for a TV connected to the Internet and a data socket, on all floors is an amplifier for fast Internet. Facilities also include a gas boiler, a **laundry chute**, a preparation for a heat pump, photovoltaic panels (possibility to draw subsidies), a charging station for electric cars, for exterior blinds, a videophone, air-conditioning units, and a camera and security system. A **double garage** can be used for trouble-free parking.

The building is located in a **quiet green district**, and the nearby tram stop provides excellent connections to the city center. There is a railway station nearby and a future line D metro station is also planned. When traveling by car, another advantage is the quick connection to the Prague and City ring roads. A kindergarten and elementary school are within walking distance, and there are also **prestigious schools** nearby: the Austrian Gymnasium, the Nový PORG, or the Prague British International School. The location is very pleasant thanks to the extensive **Modřanská rokle nature park** and the **bike path along the Vltava River**.

Usable area 361.54 m² (of which interior 269.53 m², garage 39.89 m², terraces 29.26 m² + 22.86





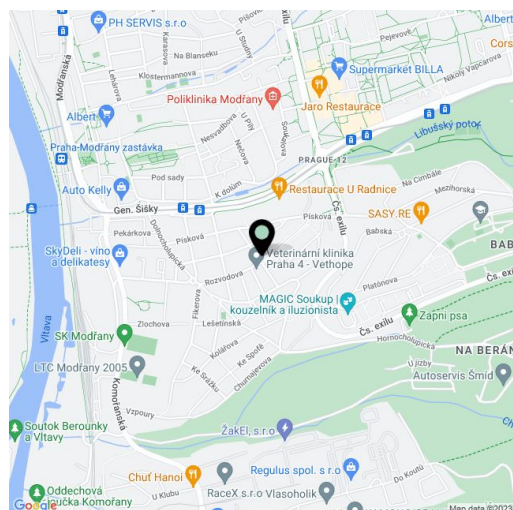
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m²), built-up area 174 m², garden 466 m², plot 640 m².

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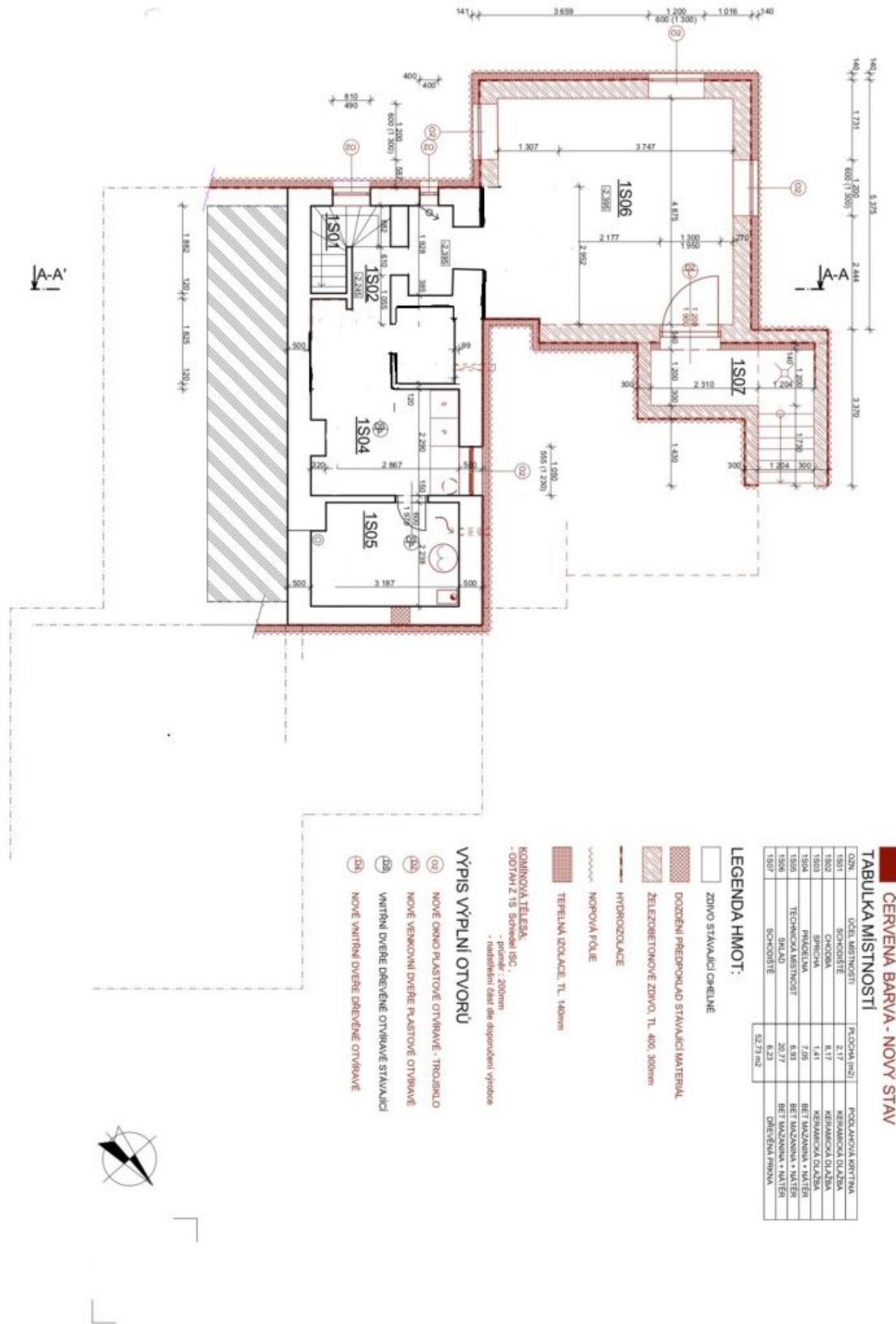




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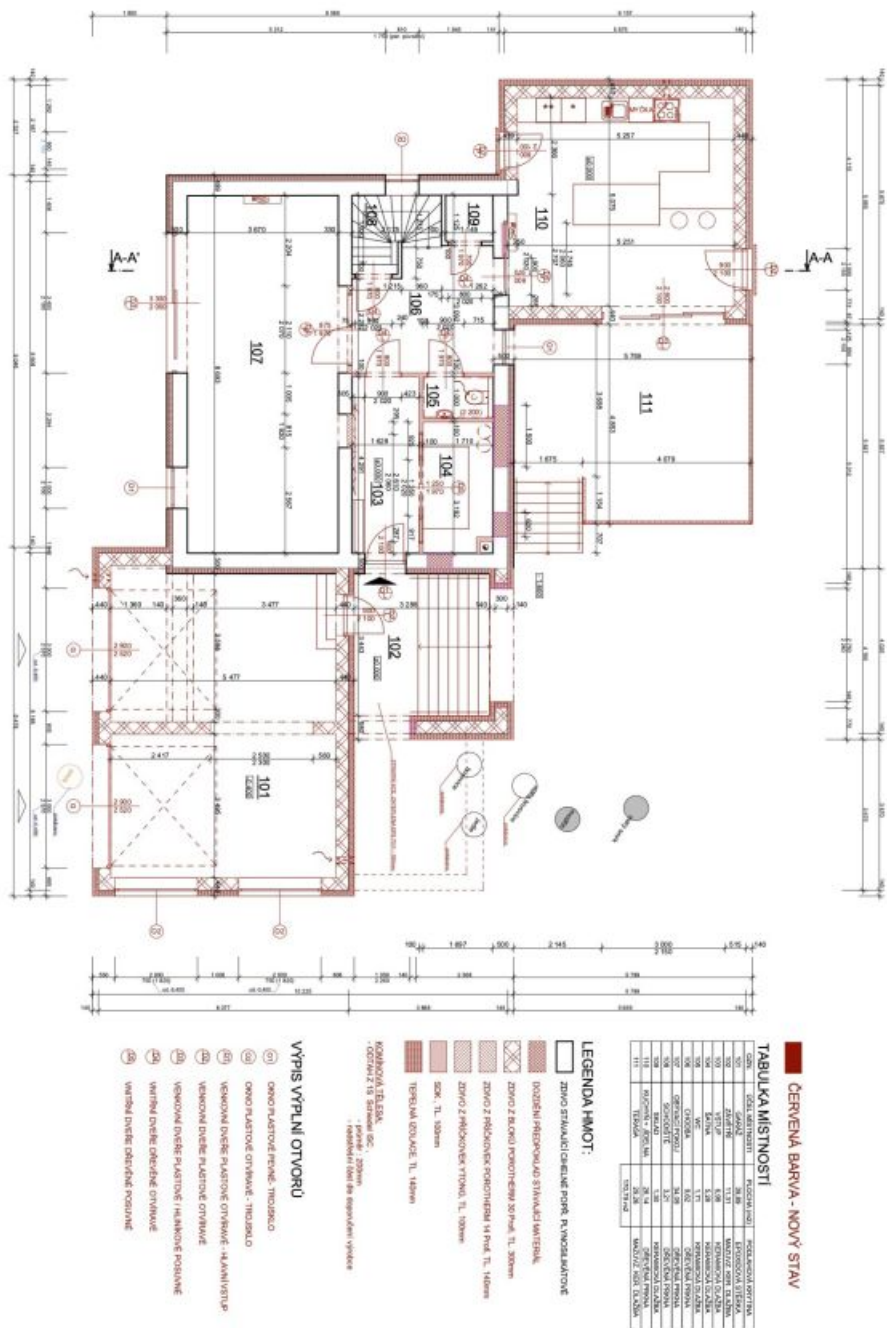




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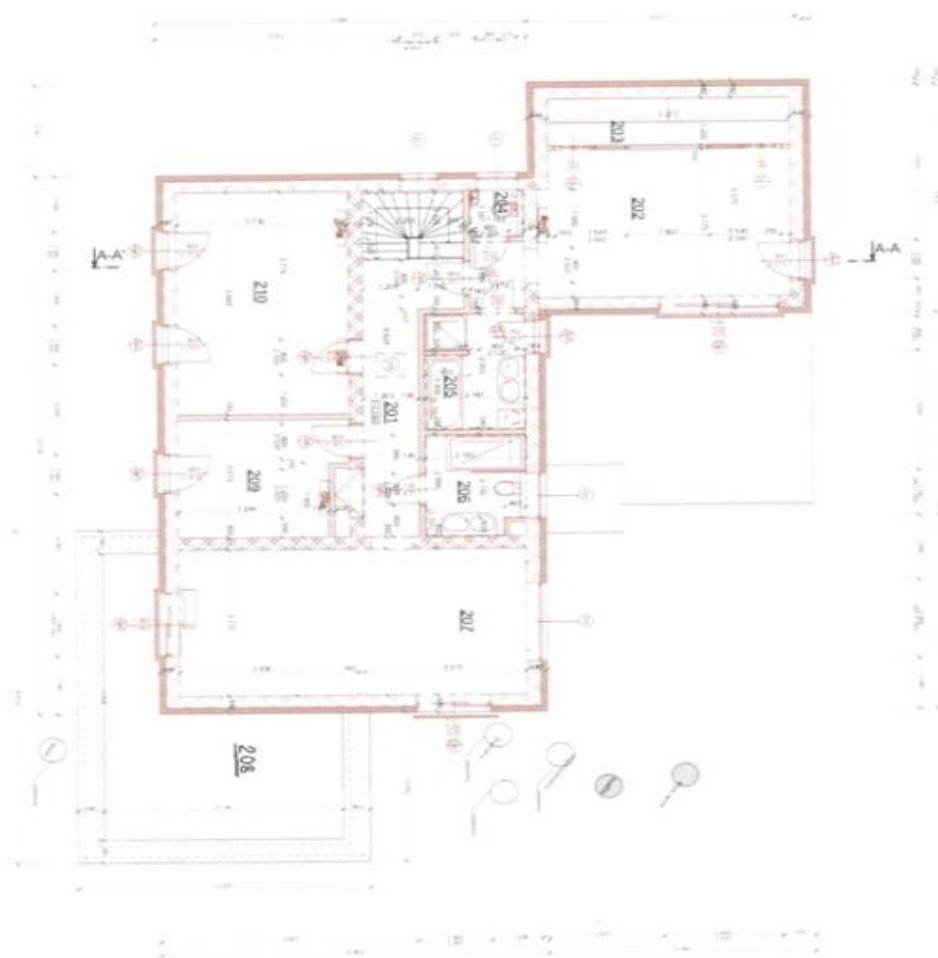




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LEGENDA BARVA - NOVÝ STAV

TABULKA MĚŘENÍ

Číslo	Popis	Podlahová plocha (m ²)	Objem (m ³)
1	Podlahová plocha celkem	362,00	
2	Objem celkem		1086,00
3	Objem podzemní části		108,60
4	Objem nadzemní části		977,40

- LEGENDA HMOT**
- 1. Zdivo z červené cihly
 - 2. Zdivo z bílé cihly
 - 3. Zdivo z žluté cihly
 - 4. Zdivo z šedé cihly
 - 5. Zdivo z červené cihly s výplněmi
 - 6. Zdivo z bílé cihly s výplněmi
 - 7. Zdivo z žluté cihly s výplněmi
 - 8. Zdivo z šedé cihly s výplněmi
- VÝPIS VÝPLŇNÍ OTVORŮ**
- 1. Vnější okna
 - 2. Vnější dveře
 - 3. Vnější dveře s výplněmi
 - 4. Vnější dveře s výplněmi a výplněmi
 - 5. Vnější dveře s výplněmi a výplněmi a výplněmi
 - 6. Vnější dveře s výplněmi a výplněmi a výplněmi a výplněmi
 - 7. Vnější dveře s výplněmi a výplněmi a výplněmi a výplněmi a výplněmi
 - 8. Vnější dveře s výplněmi a výplněmi a výplněmi a výplněmi a výplněmi a výplněmi





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