



## House Five-bedroom (6+1)

€ 1 242 038 | CZK 31 200 000

362 m<sup>2</sup>, Prague 4, Modřany, Rozvodova





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

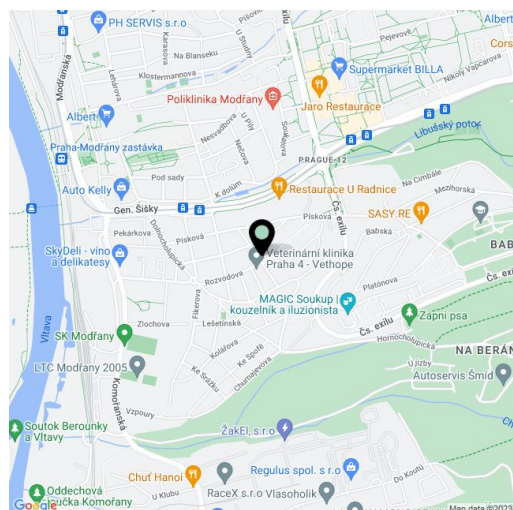
This family house currently in a phase prior to completion with the possibility of finalization within 3 months is located on a quiet street lined with greenery in a residential part of Modřany, just a few minutes' walk from a tram stop, Sofijské Square, and the Modřanská rokle forest park, and within 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 m<sup>2</sup> (of which interior 269.53 m<sup>2</sup>, garage 39.89 m<sup>2</sup>, terraces 29.26 m<sup>2</sup> + 22.86







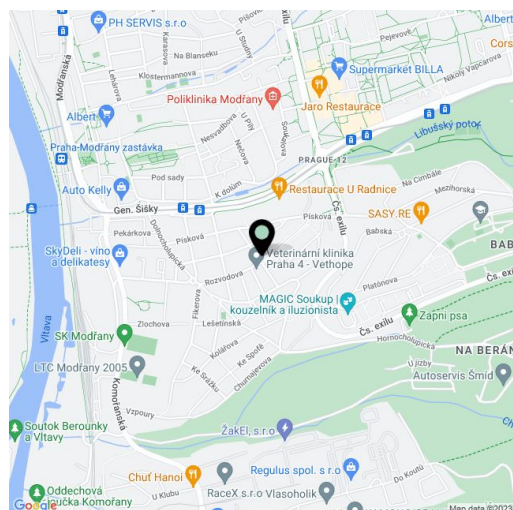
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m<sup>2</sup>), built-up area 174 m<sup>2</sup>, garden 466 m<sup>2</sup>, plot 640 m<sup>2</sup>.

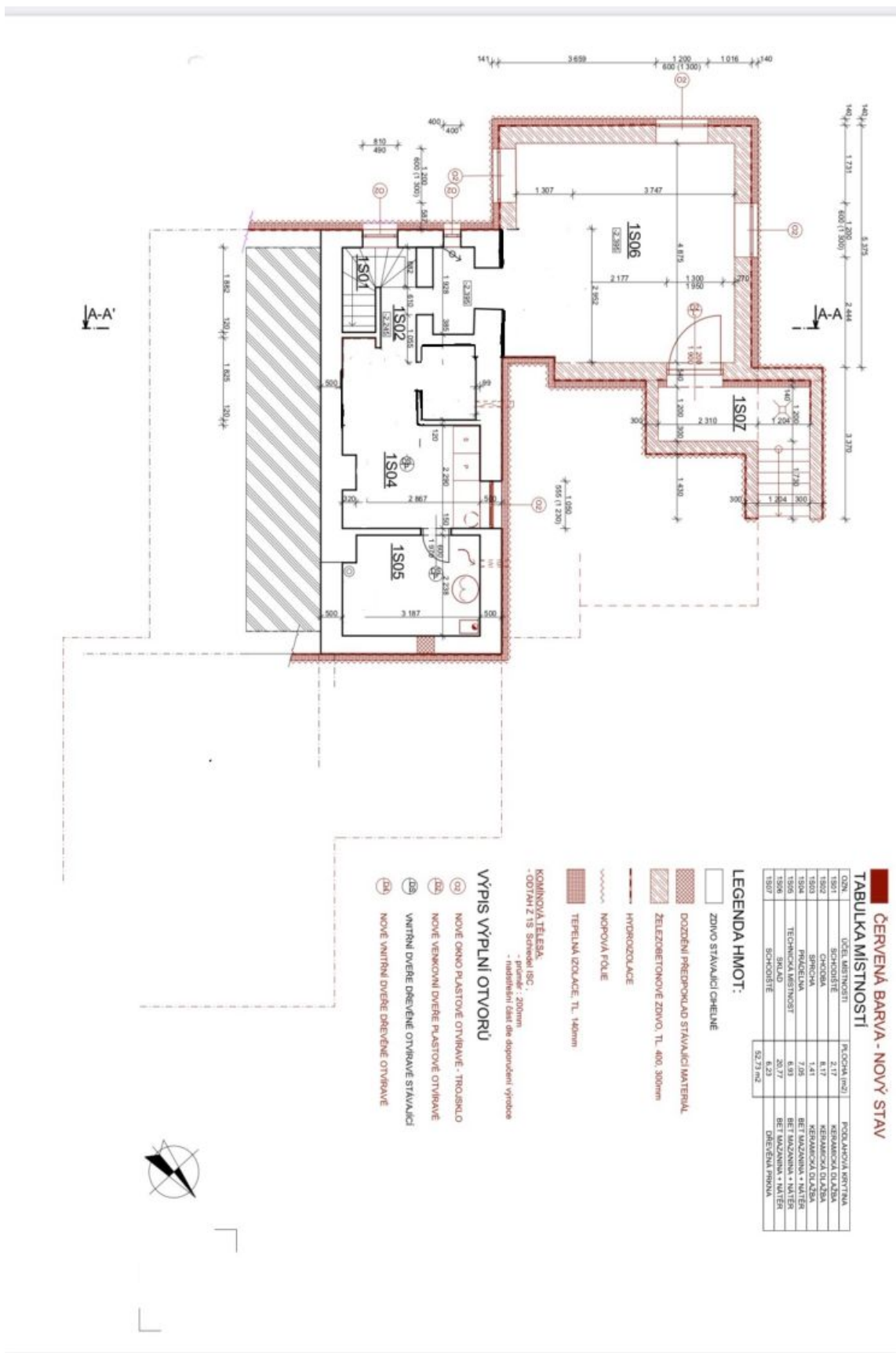
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