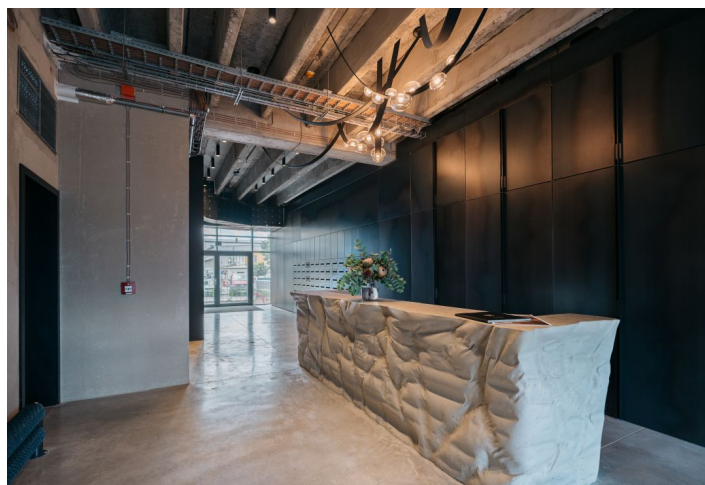




Apartment One-bedroom (2+kk)

€ 315 935 | CZK 7 990 000

50.6 m², Praha 4, Modřany, Československého exilu





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Total area	51 m ²
Garden	25 m ²
Parking	Possibility to purchase a garage parking space
Cellar	-
PENB	B
Reference number	105522

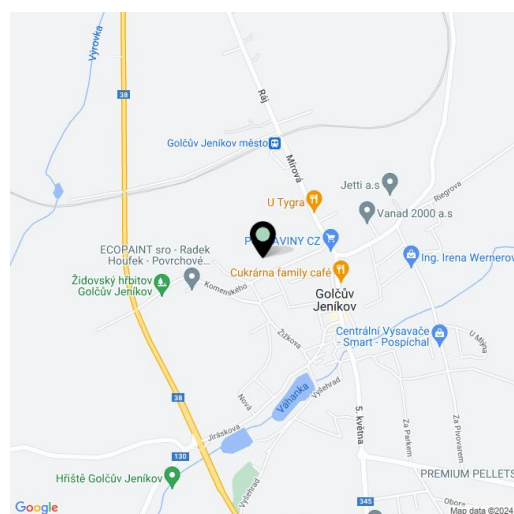
This stylish loft apartment with variable use, its own entrance, and front garden is located on the ground floor of the unique Vanguard Prague project. Just a few steps to the golf course in Hodkovičky and the popular fitness trail along the river.

The space with a **ceiling height of up to 372 cm** is an open **shell & core** area. It thus provides the opportunity to be finished according to **your taste** and needs not only of final surfaces, but also of layouts. The ceiling height enables the convenient construction of an **upper landing** and the possibility of increasing the total usable area by **another 25 m²**. Once completed, you can approve the loft as an apartment. The buyer may take advantage of the pre-emptive right to a **garage space** for CZK 499,000

The originally industrial building has been given a modern look for residential living under the leadership of **Ing. arch. Petr Drexler**. Completion of the building to a high standard includes a glazed facade, fire safety entrance doors and videophones, fire resistant glazed partitions, masonry, acoustically doubled partitions between units, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. Common areas include an **entrance lobby with a reception** and concierge services, a pool in the form of an aquarium, a **wellness/spa zone, fitness room, a meeting room, or a laundry room**.

The place is set near the **golf course in Hodkovičky** and the popular **fitness trail** along the river, within easy reach of everything you need. The entire area, which in recent years has undergone a successful transformation from an industrial suburb to a modern district with landscaped greenery and with a complete infrastructure, is located near the city center. It only takes a few minutes to reach a **kindergarten and elementary school**, the Austrian high school, the Modřany Classical High School, the Prague British International School, supermarkets, and other shops. There is a **car dealership** and a gas station right next to the building, a **private medical center, a cafe**, and especially many sports grounds, including a golf course, within walking distance.

Floor area 50.6 m², private garden 25 m².



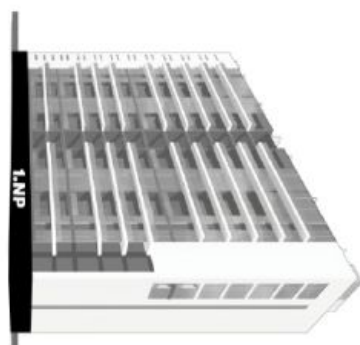
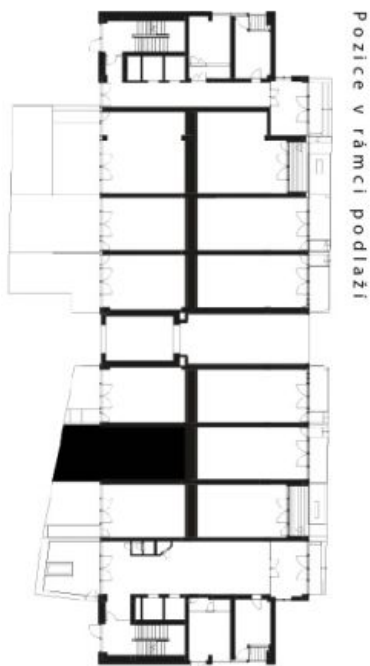
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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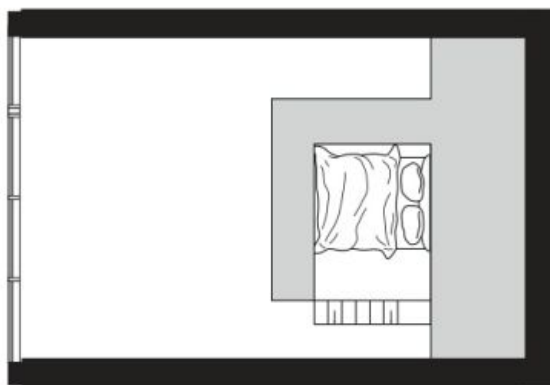


Pozice v rámci budovy

Světla výška jednotky – mezi žebro
Světla výška jednotky – pod žebro
Podlahová plocha
Privátní zahrada
Orientace

4.12 m
3.72 m
50 m²
24.49 m²
J

Loft 102 - CUBE
1.NP

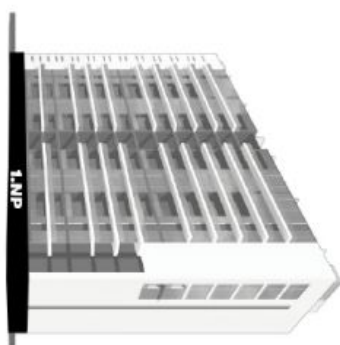
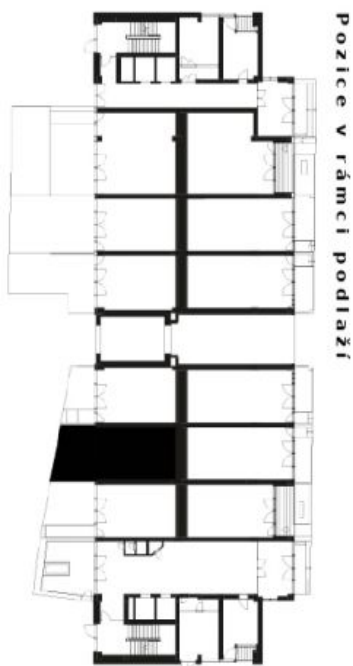




Apartment One-bedroom (2+kk)

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50.6 m², Praha 4, Modřany, Československého exilu



Loft 102 - Shell&Core	
1.NP	
Světla výška jednotky - mezi žebro	4,12 m
Světla výška jednotky - pod žebro	3,72 m
Podlahová plocha	50,6 m ²
Předzahrádka	24,5 m ²
Celková plocha	75,1 m ²
Orientace	J

