



## Apartment Three-bedroom (4+kk)

Sold

163 m<sup>2</sup>, Prague 4, Modřany, Na Srážku





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Total area	216 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Terrace	53 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
Service price	11 000 CZK monthly
PENB	G
Reference number	24448

**Air-conditioned, south facing apartment boasting two spacious terraces and a balcony, on the last 5th floor of the Modřany Residence that is complete with a reception, 24-hour security, CCTV and underground parking. The building is located in an area with complete amenities, the bus stop with direct connections to a metro station and city center is a 5-minute walk away.**

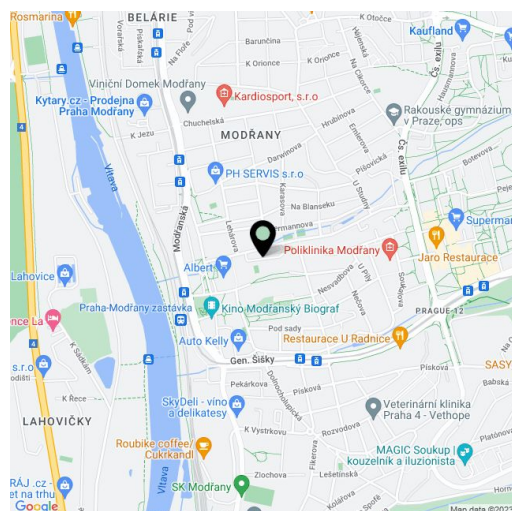
The layout comprises a living room with a fully equipped kitchen and dining area, master bedroom with en-suite bathroom and walk-in closet, 2 children's bedrooms, a shared bathroom with bathtub, shower, toilet and bidet, and a separate toilet. Each room has access to one of the two big terraces or the balcony with views of the park and playground.

Amenities include **air conditioning, hardwood floors**, large format tiles, wooden windows with electrically controlled exterior blinds, **Stopka** kitchen with stone worktop and **Miele** appliances incl. **built-in wine fridge**, fitted wardrobes, heating provided by a boiler in the house. The purchase price includes **2 parking spaces in the underground garage**, and a **cellar**.

In the immediate vicinity of the house there are several kindergartens and schools, nearby you can also find an Austrian gymnasium, health center, supermarkets, Modřany shopping mall, cinema, playgrounds, tennis courts, restaurants and cafes. Fast driving distance to two international schools - The Prague British School and The English International School Prague.

Common building charges incl. energies (except for electricity) CZK 11 000 / month.

Interior 162.2 m<sup>2</sup>, terraces and balconies 53.5 m<sup>2</sup>, cellar 2.3 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.