



House Four-bedroom (5+1)

205 m², Prague 4, Modřany

Sold





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Usable area	205 m ²
Plot	318 m ²
Garden	221 m ²
Floor area	194 m ²
Terrace	11 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	G
Reference number	26327

Modern character, comfort, within easy reach of all services and the city center and at the same time boasting the pleasant atmosphere of countryside living right next to a forest - all this and more is offered by apartments and family houses currently being built in a new residential complex set between the Vltava River and Modřanská rokle gorge. The project offers different types of flats in low-rise apartment buildings with terraces and gardens, family houses, or you can choose to build your own dream home on one of the offered plots. The complex, featuring a charming square and small streets, will provide safety, privacy and a perfect setting for leisure time that will surely be appreciated not only by families with children. Start of construction Q1 2018, completion scheduled for Q2 2020.

This **semi-detached house with a southeast-oriented garden** offers an interior consisting of a main living area with a kitchen equipped with a pantry, dining corner and access to the terrace leading to the garden, staircase hall, separate toilet and a separate space for the washing machine. Upstairs you will find a hallway giving access to the master bedroom with an en-suite bathroom, another three rooms and a shared bathroom with a bathtub, shower and toilet. In the basement, accessible also from the garden, there is enough space for **2 cars in the garage** and some storage space.

Practically designed interiors with **high-quality technical backgrounds** including laminate floating floors, large-size tiles, plastic windows, fire-proof entrance doors, bathrooms with **Grohe, JIKA, Laufen and Kaldewei** sanitary fixtures, preparation for the kitchen unit, ceiling lights and a condensing gas boiler.

The residential complex **adjacent to a forest** and the nearby Modřany rokle gorge, is set in a very practical location, providing you with **all necessary services** within walking distance. Within a 10-minute walk you can reach a **basic school and a kindergarten, a supermarket and a bus stop** in the direction of the Háje metro station (line C). Nearby you can find a fitness trail along the Vltava River. There is also a train station, and **quick connection to the Prague ring road**. The center of Prague can be reached by car in 20 minutes.

The purchase price includes VAT and it is not subject to the property transfer tax. Usable area 188.3 m², total area 193.8 m², terrace 10.8 m², garden 220.7 m², land 318.1 m².

For more information, please visit the project website: [Family Houses by Modřanská rokle](#). Should you be interested in an apartment please see the website of the adjoining project: [Residence by Modřanská rokle](#).



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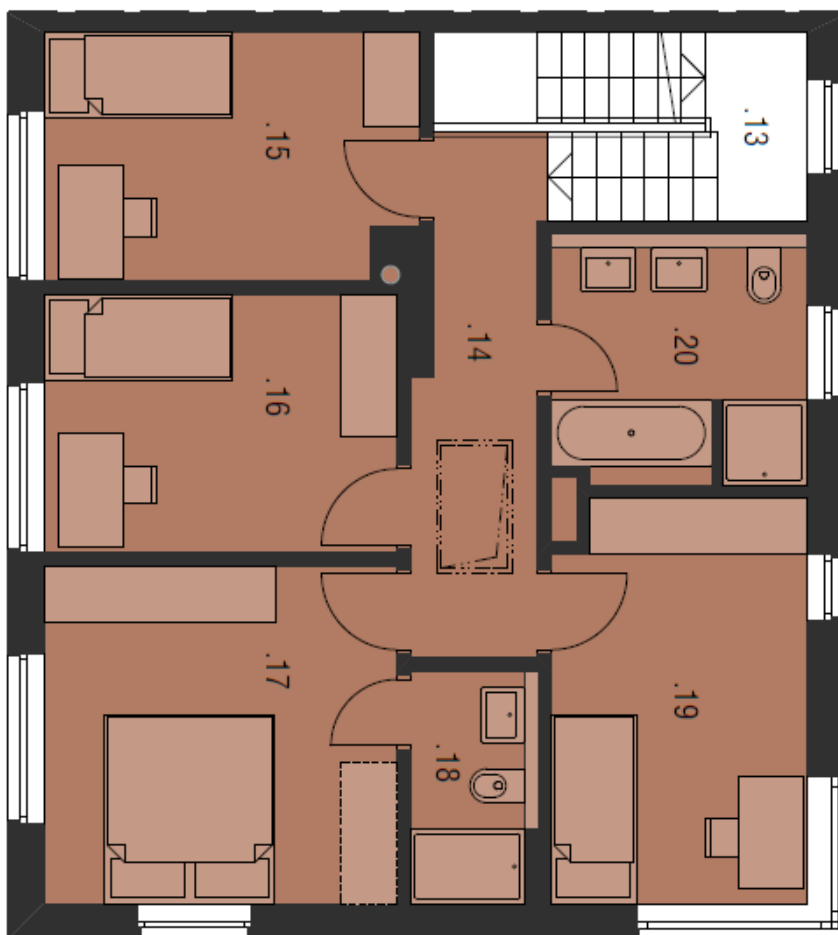




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