



## House Four-bedroom (5+1)

205 m<sup>2</sup>, Prague 4, Modřany

**Sold**





## House Four-bedroom (5+1)

**Sold**205 m<sup>2</sup>, Prague 4, Modřany

Total area	205 m <sup>2</sup>
Plot	318 m <sup>2</sup>
Garden	221 m <sup>2</sup>
Floor area	194 m <sup>2</sup>
Terrace	11 m <sup>2</sup>
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 m<sup>2</sup>, total area 193.8 m<sup>2</sup>, terrace 10.8 m<sup>2</sup>, garden 220.7 m<sup>2</sup>, land 318.1 m<sup>2</sup>.

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](#).



# House Four-bedroom (5+1)

205 m<sup>2</sup>, Prague 4, Modřany

Sold

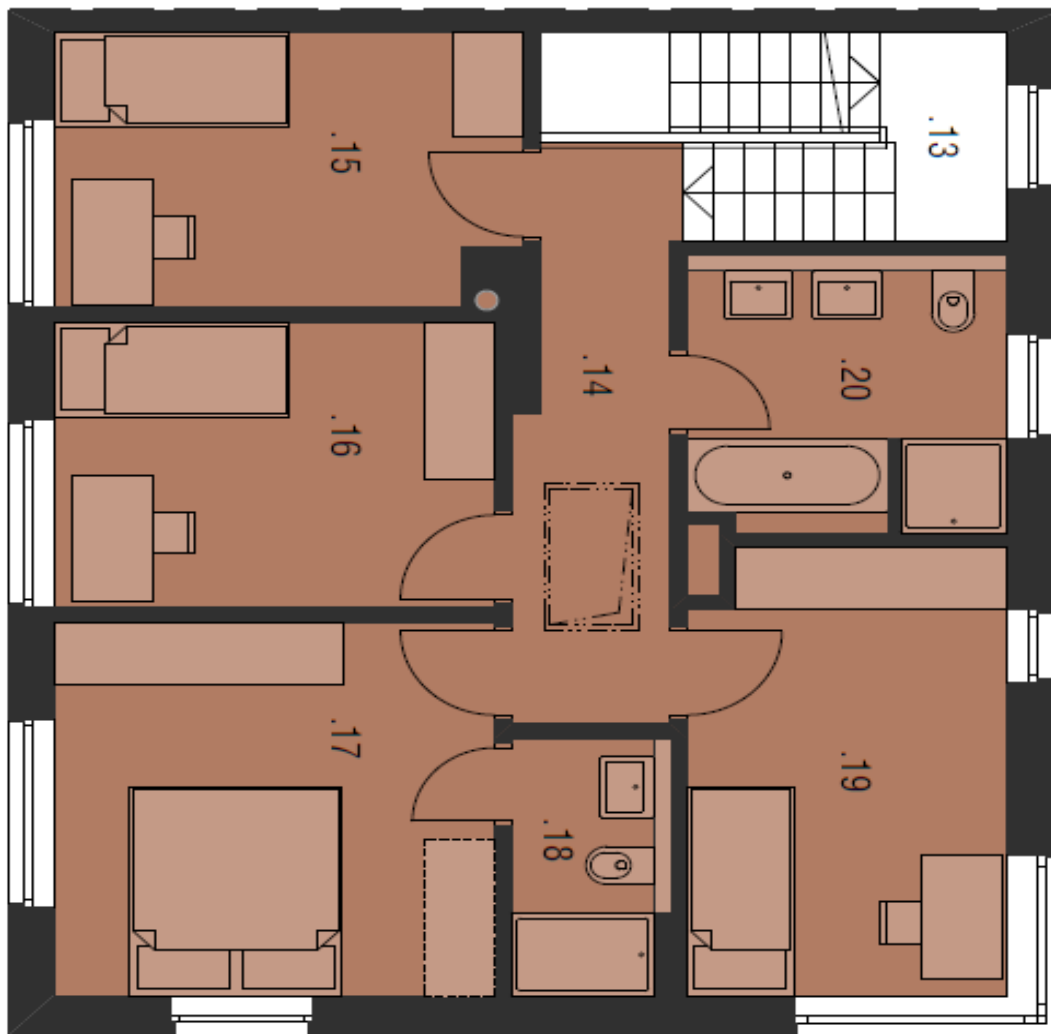




## House Four-bedroom (5+1)

205 m<sup>2</sup>, Prague 4, Modřany

Sold





## House Four-bedroom (5+1)

205 m<sup>2</sup>, Prague 4, Modřany

Sold

