



## Apartment Two-bedroom (3+kk)

Sold

73 m<sup>2</sup>, Prague 4, Modřany





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|                  |                    |
|------------------|--------------------|
| Total area       | 80 m <sup>2</sup>  |
| Floor area*      | 73 m <sup>2</sup>  |
| Terrace          | 7 m <sup>2</sup>   |
| Garden           | 158 m <sup>2</sup> |
| Parking          | 275 000            |
| Garage           | Yes                |
| Cellar           | Yes                |
| PENB             | G                  |
| Reference number | 26455              |

\* 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.

**Modern character, comfort and within reach of all services and the center, yet featuring the pleasant atmosphere of countryside living right next to a forest - all this and more is offered by a newly emerging residential quarter set between the Vltava River and the Modřanská rokle gorge. This complex with a small square and small streets will provide safety, privacy and leisure time areas that will be appreciated not only by families with children.** Start of construction Q1 2018, completion scheduled for Q4 2019.

This **southeast-oriented apartment with a garden** is located on the ground floor of a three-story apartment building and offers an interior consisting of an entrance hall that reaches all rooms: main living room with kitchen and dining area and an entrance to the terrace leading to the garden, two bedrooms, bathroom, separate toilet and storage space. The apartment has a **cellar**, which is not included in the purchase price. Option to buy a **parking space** in the underground garage.

**Practically designed interiors with high quality technical backgrounds** including laminate floating floors, large-size tiles, bathrooms with JIKA and Kaldewei sanitary fittings, preparation for the kitchen unit and ceiling lights.

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 will reach a **basic school and a kindergarten, supermarket and 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 a **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. Interior 73.0 m<sup>2</sup>, terrace 6.9 m<sup>2</sup>, garden 158.1 m<sup>2</sup>.

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

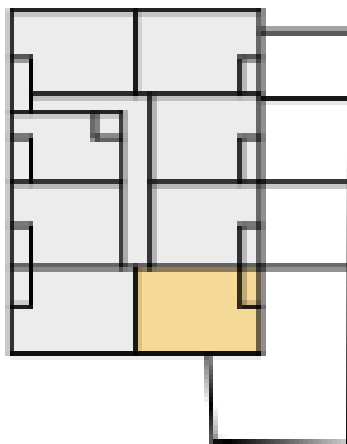


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| Č.M. / No. | NÁZEV MÍSTNOSTI / ROOM                          | PLOCHA / AREA (m <sup>2</sup> ) |
|------------|---|---------------------------------|
| 01         | chodba / hall                                   | 9,8                             |
| 01a        | tm / utility room                               | 0,9                             |
| 02         | koupelna / bathroom                             | 3,9                             |
| 03         | obytný prostor / living room                    | 26,4                            |
| 04         | pokoj / bedroom                                 | 12,4                            |
| 05         | kuchyně / kitchen                               | 1,8                             |
| 06         | pokoj / bedroom                                 | 11,8                            |
| 07         | wc / toilet                                     | 1,3                             |
|            | <b>užitná plocha bytu / total area of rooms</b> | <b>68,3</b>                     |
|            | <b>celková plocha bytu / total area of flat</b> | <b>73,0</b>                     |
| 08         | terasa / terrace                                | 6,9                             |
| 09         | zahrada / garden                                | 158,1                           |