



## Apartment One-bedroom (2+kk)

58 m², Prague 4, Modřany

**Sold**





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Total area	64 m²
Floor area*	58 m²
Balcony	6 m²
Parking	garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26456

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

This **East-oriented apartment with balcony** is located on the 1st floor of a three-storey apartment building and offers an interior consisting of an entrance hall through all rooms: main living room with kitchen and dining area, bedroom, bathroom with toilet and storage space. Both rooms have access to the balcony. 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 the forest** nearby Modřany rokle gorge is set in a very practical location, providing you with all **necessary services in walking distance**. Within 10-minute walk you will reach a basic school and a **kindergarten, supermarket** and a **bus stop** also in the direction of Háje metro station (line C). Nearby you can find **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 58.1 m², balcony 6.2 m².

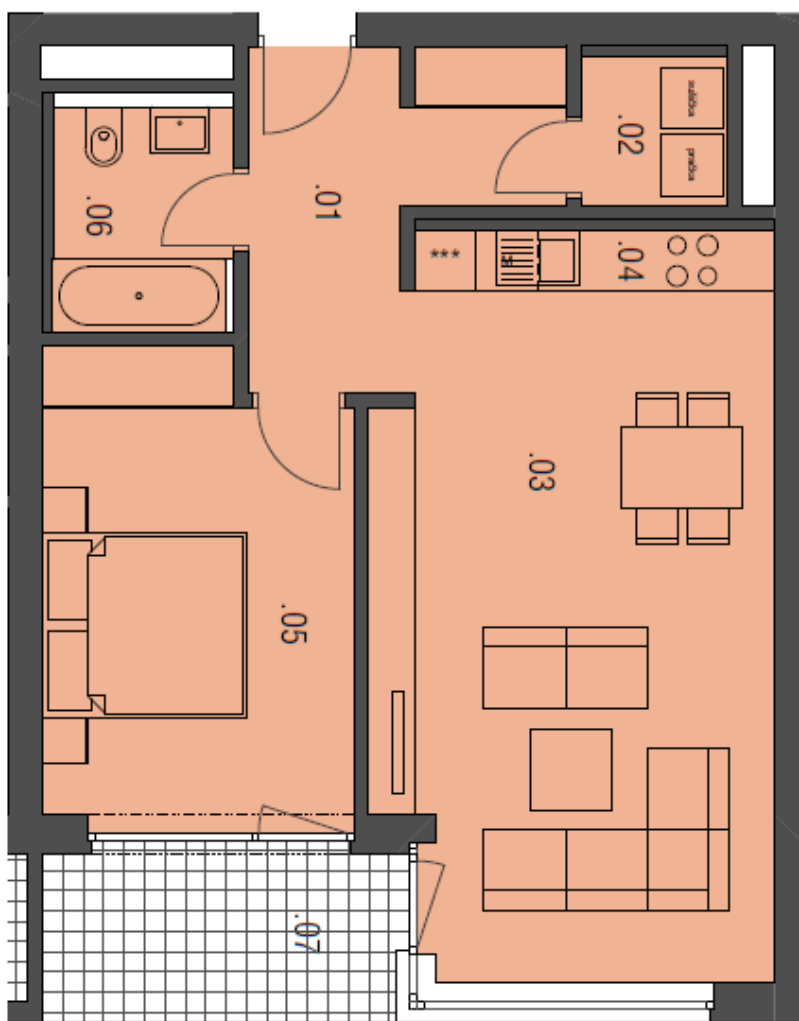
For more information, please visit project website [Residence by Modřanská rokle](#). Should you be interested in a house or a plot please see website of an adjoining project [Family Houses by Modřanská rokle](#).



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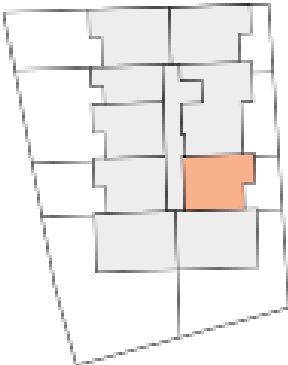
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2.NP / FLOOR

II.A1.16



Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m²)
01	chodba / hall	7,5
02	tm / utility room	2,1
03	obytný prostor / living room	25,7
04	kuchyně / kitchen	2,1
05	pokoj / bedroom	13,8
06	koupelna / bathroom	3,9
užitná plocha bytu / total area of rooms		55,1
celková plocha bytu / total area of flat		58,1
07	balkon / balcony	6,2