



## Apartment Studio (1+kk)

39 m<sup>2</sup>, Prague 4, Modřany

Sold





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Total area	45 m <sup>2</sup>
Floor area*	39 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	275 000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26460

\* 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, 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 Q4 2019.

This **west-oriented apartment with a balcony** is located on the ground floor of a three-story apartment building and offers an interior consisting of an entrance hall leading to the main living room with kitchen, dining area and a balcony, bathroom with toilet and a utility room / walk-in closet. 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 a bus stop** in the direction of the Háje metro station (line C). Nearby you can find a fitness trail along the Vltava River. Nearby you can also 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 39.1 m<sup>2</sup>, balcony 5.6 m<sup>2</sup>.

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](#).