



## Apartment Studio (1+kk)

39 m<sup>2</sup>, Prague 4, Modřany

**Sold**





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Total area	45 m²
Floor area*	39 m²
Balcony	6 m²
Parking	garage parking space at extra cost
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 m², balcony 5.6 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](#).