



## Apartment Studio (1+kk)

44 m<sup>2</sup>, Prague 4, Modřany

Sold





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Total area	48 m <sup>2</sup>
Floor area*	44 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26463

\* 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 **West-oriented apartment with balcony** is located on the 2nd floor of a three-storey apartment building and offers an interior consisting of an entrance hall leading to main living room with kitchen, dining area and a balcony, bathroom with toilet and an utility room or a 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 43.5 m<sup>2</sup>, balcony 4.2 m<sup>2</sup>.

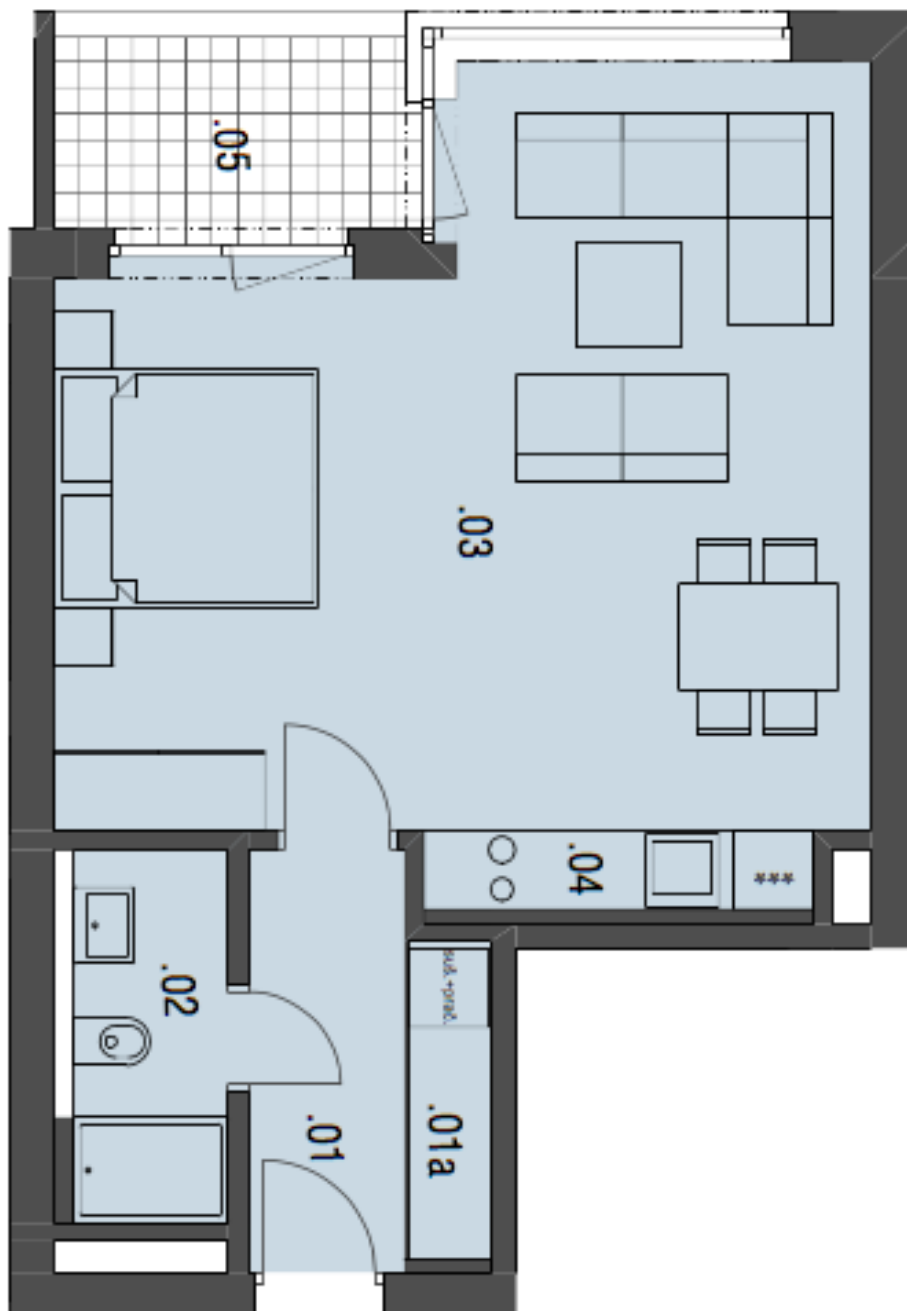
For more information, please visit project website [Residence by Modřanská rokle](#). Should you be interested in a house or a plot please see website of an adjoining project [Family Houses by Modřanská rokle](#).



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Č. M. / NO.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
01	chodba / hall	3,8
01a	tm / utility room	1,6
02	koupelna / bathroom	3,3
03	obytný prostor / living room	31,6
04	kuchyně / kitchen	1,8
	<b>užitná plocha bytu / total area of rooms</b>	<b>42,1</b>
	<b>celková plocha bytu / total area of flat</b>	<b>43,5</b>
05	balkon / balcony	4,2