



## Apartment Two-bedroom (3+kk)

Sold

96 m<sup>2</sup>, Praha 4, Modřany





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Total area	102 m <sup>2</sup>
Floor area*	96 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Garden	111 m <sup>2</sup>
Parking	garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26507

\* 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 2020.

This **East-oriented apartment** is located on the top floor of a two-storey apartment building and offers an interior consisting of an entrance hall through all rooms: main living room with kitchen and dining area, two bedrooms (one with private bathroom), bathroom with toilet and storage space. All the rooms have access to the garden. 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 Grohe, 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 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 101.9 m<sup>2</sup>, terrace 6.2 m<sup>2</sup>, rooftop garden 111.4 m<sup>2</sup>.

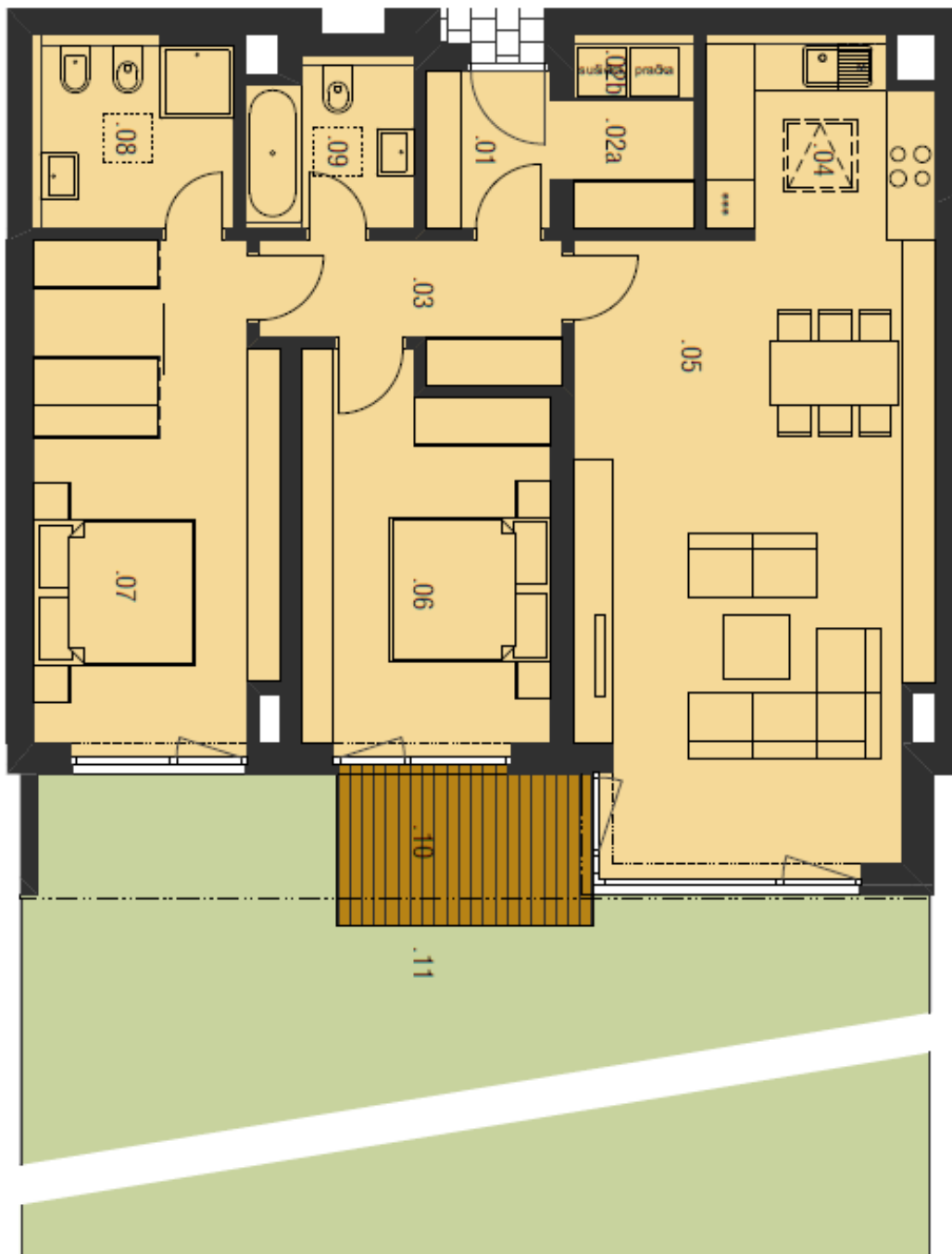
For more information, please visit project website [Residence by Modřanská rokle](#). Should you be interested in a house or a plot please see website of an adjoining project [Family Houses by Modřanská rokle](#).

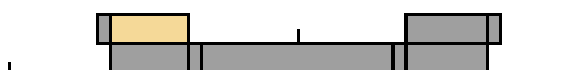
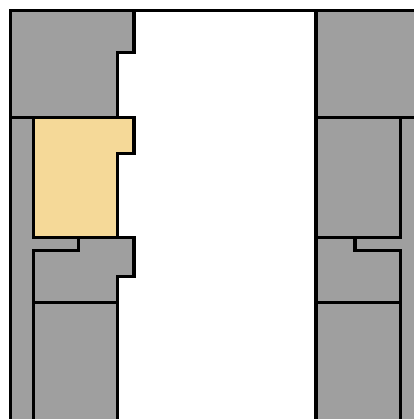


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Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
01	chodba / hall	3,0
02a	šatna / wardrobe	2,7
02b	tm / utility	1,0
03	chodba / hall	5,5
04	kuchyně / kitchen	6,5
05	obytný prostor / living room	33,7
06	pokoj / bedroom	14,5
07	pokoj / bedroom	18,5
08	koupelna / bathroom	5,4
09	koupelna / bathroom	4,0
užitná plocha bytu / total area of rooms		94,8
celková plocha bytu / total area of flat		101,9
10	terasa / terrace	6,2
11	střešní zahrada / roof garden	111,4