



## Apartment Two-bedroom (3+kk)

Sold

83 m<sup>2</sup>, Prague 4, Modřany, Štolcova





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Total area	88 m <sup>2</sup>
Floor area*	83 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
Parking	1 garage and 1 outdoor parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	26746

This sunny apartment with a spacious balcony boasting uninterrupted views is located in a new residential building just a few steps from a natural park.

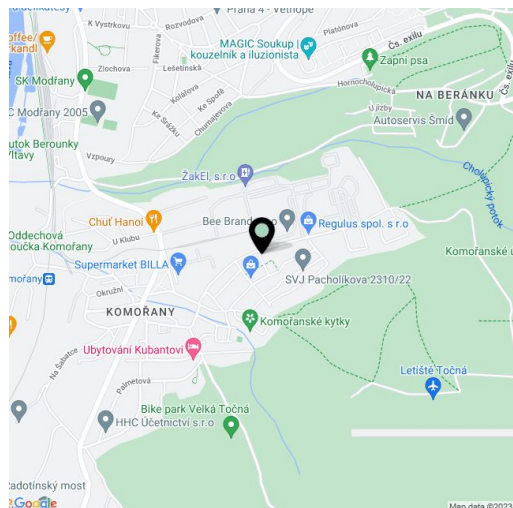
The interior of the 3rd floor apartment consists of a hall with access to a **bedroom with a large window and en-suite bathroom** with a shower; a technical room with a washing machine and dryer, closet, main bathroom with a bathtub and toilet, children's room and a **large living room with a fully equipped kitchen**. In the kitchen corner and the living room there is access to a **balcony** that offers seating and magnificent views of the area sunsets.

Furnishings feature **high quality plastic windows**, floating floors (authentic oak), **custom-made kitchen** with branded appliances, high quality sanitaryware, tiles and built-in furniture. Large format windows and white doors emphasize the feeling of free space. The purchase price includes a **covered garage and one parking space in front of the house**. A **4 m<sup>2</sup> cellar** also belongs to the unit.

The apartment is situated in a **quiet location** close to a residential area, just a few steps from the **Modřanská rokle-Cholupice nature park**. A cycling track is near the house. **Public transport is only 450 meters away** - 3 minutes by **bus** to the **Nádraží Modřany** tram stop. A primary / secondary school is within walking distance, as well as a children's playground and grocery store.

Possibility to take over a low interest rate mortgage.

Interior 82.3 m<sup>2</sup>, balcony 5.8 m<sup>2</sup>, cellar 4 m<sup>2</sup>.



\* 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.



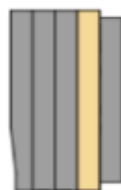
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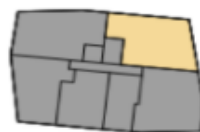
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Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
01	chodba / hall	3,4
02	sklad / store	1,4
03	chodba / hall	7,6
03a	tm / utility	1,5
04	pokoř / bedroom	16,7
05	koupelna / bathroom	3,8
06	obřtřný prostor / living space	29,9
07	pokoř / bedroom	16,9
08	koupelna / bathroom	4,3
09	balkon / balcony	5,9
uřtřtná plocha bytu / total area of rooms		85,5
celková plocha bytu / total area of flat		91,7



3.NP / FLOOR



1.91.13

