



## 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.

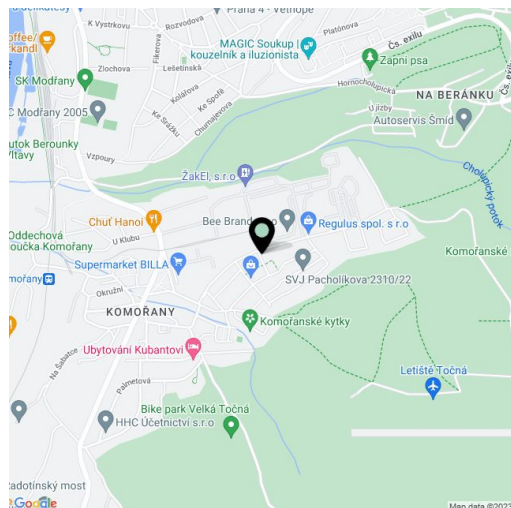
The interior of the 3rd floor apartment consists of a hall with access to a **bedroom with a large window and en-suite bathroom** with a shower; a technical room with a washing machine and dryer, closet, main bathroom with a bathtub and toilet, children's room and a **large living room with a fully equipped 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.



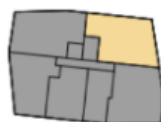
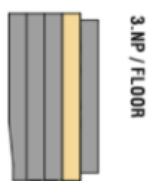
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| C. M. / No. | NAZEV MÍSTNOSTI / ROOM                   | PLOCHA / AREA (m <sup>2</sup> ) |
|-------------|------------------------------------------|---------------------------------|
| 01          | chodba / hall                            | 3,4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



1.81.13

