



## Apartment One-bedroom (2+kk)

Sold

41 m<sup>2</sup>, Praha 4, Modřany, Dolnocholupická





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Total area	50 m <sup>2</sup>
Floor area*	41 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Parking	The price includes 1 garage parking space.
Garage	Yes
Cellar	-
Service price	2 300 CZK monthly
PENB	C
Reference number	27671

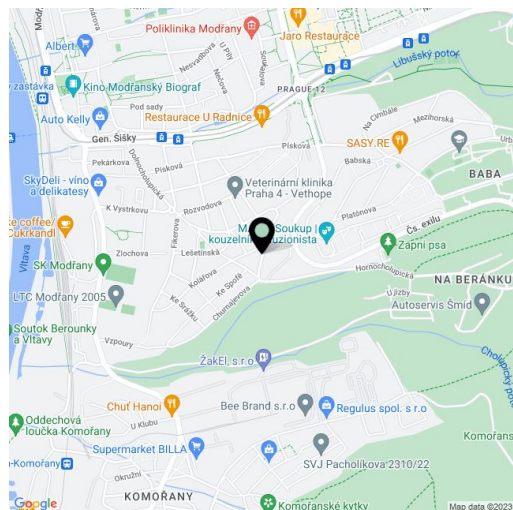
**This southeast-oriented apartment with a terrace overlooking greenery is housed in an apartment villa near a natural park.**

The apartment is located on the 1st floor of an award-winning residence from 2012, consisting of only 29 apartments in three villas with a lift and garage, surrounded by greenery with a park. The apartment consists of an entrance hall with built-in wardrobe, bathroom (with bathtub) and main living room with kitchen area, where large windows offer plenty of daylight. The bedroom is partly separated and it is easy to create a separate room. A terrace adjoins the entire living room.

The equipment includes floating three-layer **wood flooring**, security veneered doors, **wooden windows with triple glazing and remote exterior blinds**. The kitchen is fully equipped (ceramic hob, oven, hood, dishwasher, fridge, pantry). The apartment includes one garage space.

Quiet location with beautiful views of the Vltava valley and green hills on the other side. A bus stop is nearby the house, which takes three minutes to the Modřany Train Station, from where there is a quick and direct tram and train connection to the center. Traveling by car makes it easy to reach the **Prague Ring Round**. Supermarket, post office, polyclinic, pharmacy and restaurant: all within short driving distance. For walks or for cycling, the nearby **Modřanská rokle** nature park is perfect.

Interior 41,27 m<sup>2</sup>, terrace 8,9 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.