



Apartment Two-bedroom (3+kk)

Sold

84 m², Praha 4, Modřany, K dolům





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Total area	94 m ²
Floor area*	84 m ²
Balcony	10 m ²
Parking	1 garage parking space
Cellar	-
PENB	G
Reference number	28947

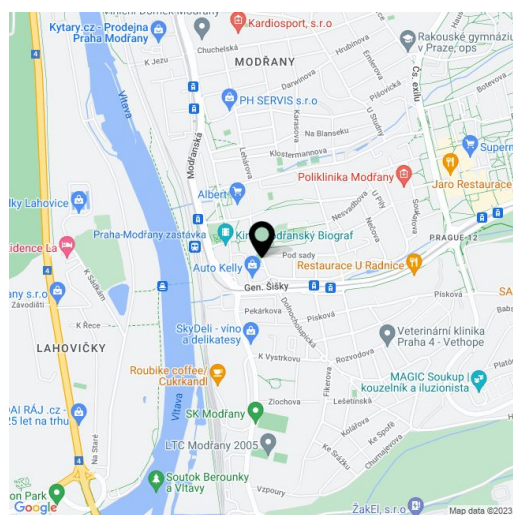
This bright apartment with 2 balconies and a garage is located on the 1st floor of a modern building with a lift situated in a quiet and peaceful location near a park, a short walk from a tram stop.

The layout consists of a living room with kitchen and dining area and access to a balcony, 2 bedrooms with entrance to the 2nd balcony, hallway with a corridor and **2 bathrooms** (bathtub, sink, toilet, shower / WC, washbasin). The **living room is oriented eastwards overlooking greenery**.

The interior features built-in wardrobes, laminate floors and plastic windows. The price includes a **garage parking space**, parking for guests available in front of the house.

The site provides living in a beautiful environment with excellent public transport links. Nearby is the **U Zvonice Park**, next to the house there is a playground and elementary school, while a few meters away there is a kindergarten and another elementary school. Within walking distance there is a supermarket, a shopping center and many smaller shops, several restaurants, a health clinic, a pharmacy, the Modřanský Biograf cinema and a popular **cycling trail along the Vltava River**. Direct access to the center is provided by trams (20 minutes to Karlovo náměstí) and trains (20 minutes to the Main Train Station) - the Modřany Train Station is 5 minutes away.

Interior 84.2 m², balconies 3.6 m² and 6,6 m².



* 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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