



## Apartment Four-bedroom (5+1)

Sold

180.2 m<sup>2</sup>, Praha 4, Modřany, Na Srážku





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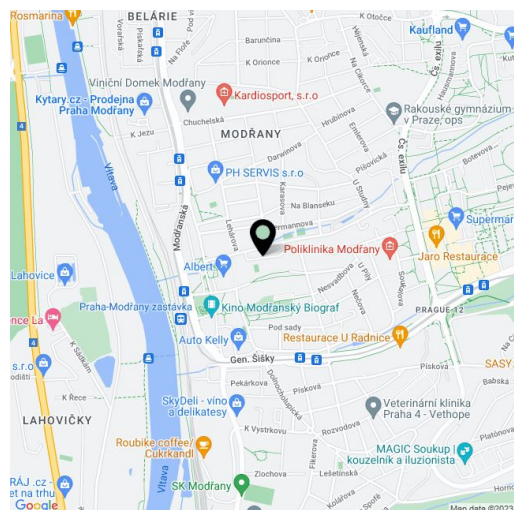
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|                  |                         |
|------------------|-------------------------|
| Total area       | 215 m <sup>2</sup>      |
| Floor area*      | 180 m <sup>2</sup>      |
| Terrace          | 35 m <sup>2</sup>       |
| Parking          | 2 garage parking spaces |
| Cellar           | Yes                     |
| Service price    | 11 000 CZK monthly      |
| PENB             | B                       |
| Reference number | 38930                   |

This premium equipped air-conditioned penthouse with south-facing terraces, a balcony, and views of nearby greenery and the surrounding area is located on the top floor of the exclusive, architecturally successful Modřany residence from 2010 with an elevator, a reception, 24-hour security, CCTV, a fitness room, a sauna, a pram room, and underground parking.

The floor area of the penthouse (on the 4th floor) is conveniently divided into a large living room connected to the kitchen and dining room, a master bedroom with an en-suite bathroom and dressing room, 2 children's bedrooms (with a shared bathroom and a separate toilet), an entrance hall, and a utility room. Each room has access to one of two terraces or a balcony overlooking the park and playground.

Facilities valued at **CZK 4.3 million** include **air-conditioning**, oak floors, heated tiles, large-format tiles, double-glazed wooden windows with safety and **sun protection foils**, automatic window blinds, and Somfy awnings with a TaHoma system, a luxury German Nolte kitchen with glass tiles, a Liebherr refrigerator, and wine cellar, a Gardesa security entrance door (security class 5), curtains, drapes, and carpets by premium brands, **Artemide** lighting, a **Natuzzi** sofa, a Donate table and chairs, **Almi Dekor** bedroom furniture, Emco accessories and stylish Perlata tiles in the bathrooms, a **Miele** washer and dryer, TADO thermostats with the possibility of remote heating control. The apartment is guarded by a Jablotron security system and flood and motion sensors. The greenery in the exterior and interior was designed by the **landscape architect Mario Wild**; the maintenance of the greenery on the terraces is taken care of by automatic irrigation. Heating is provided by a gas boiler room in the house. The purchase price includes **2 garage spaces** and a cellar storage unit.



\* 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.

The residence is located next to an elementary school and a supermarket; there are several other schools and kindergartens in the vicinity. Nearby is a clinic, other supermarkets, a shopping center, a cinema, playgrounds, tennis courts, restaurants, and cafes. A short drive away is the **Austrian Grammar School** or the **Prague British International School**. Transport connections are provided by buses, a tram stop is a 10-minute walk away, as is a train station with direct connections to the Main Railway Station. The district is made even more pleasant thanks to the large green areas of the **Modřanská Rokle** and the **fitness trail along the Vitava River**.

Interior 180.2 m<sup>2</sup>, terrace 35.1 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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