



## Apartment Four-bedroom (5+kk)

Sold

124 m<sup>2</sup>, Prague 4, Modřany, K Vystrkovu





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Total area	174 m <sup>2</sup>
Floor area*	124 m <sup>2</sup>
Terrace	50 m <sup>2</sup>
Parking	1 000 000
Garage	Yes
Cellar	Yes
PENB	B
Reference number	40661

This bright, air-conditioned family apartment with parking spaces and a large terrace with views of the surrounding area is located on the top floor of the Modřanka Residence, which includes a landscaped park with a playground. This new residential neighborhood is located right next to the Vltava bike path.

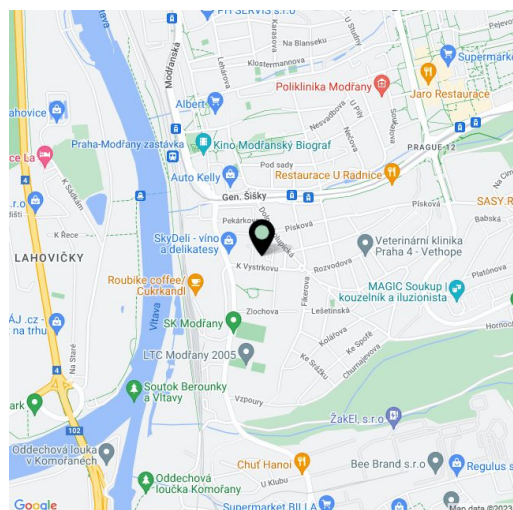
The layout of the apartment on the 7th floor offers a **40-meter living room** with an open plan kitchen, 4 bedrooms, a bathroom with a bathtub, toilet, and sink, a separate toilet, a closet with a connection for a washing machine and dryer, a hallway, and a foyer. From the living room, kitchen, and one bedroom, you can enter the south-facing **terrace** that provides views of the southeast side towards the **confluence of the Berounka and Vltava rivers**.

The residence was completed in 2019 and the building is energy-efficient. The interior is illuminated by large-format wooden Euro windows with insulated double-glazed panes. In the living room, there are light colored large-format ceramic tiles, laminate floors in the bedrooms. Tiles are by the **Italian brand Marazzi**. All rooms are **air-conditioned**, automatic fresh air supply is ensured by a **recuperation system**. The entrance door is fireproof with security features and the entrance to the garage is guarded by a security camera. The purchase price includes **2 garage spaces and a cellar storage unit**.

Within a short driving distance, there is a kindergarten, 2 elementary schools, a high school, the **Prague British International School**, as well as a shopping center, a health clinic, a library, the Modřany cinema, or a sports club with tennis courts. Other sports activities are offered by the Vltava embankment, which has a **fitness trail** lined with food stands. There is also a **golf course**, freestyle park, outdoor gym, and sports center nearby and it's not far to the **Modřanská Rokle nature park**. The city center can be reached by tram (a bus can get you closer to the tram stop) and a railway station with direct links to the Main Railway Station is within walking distance.

Floor area 123.6 m<sup>2</sup>, terrace 50 m<sup>2</sup>, cellar.

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



\* 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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