



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	70 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	—
PENB	B
Reference number	40992

This modern one-bedroom apartment with a spacious south-facing balcony and far-reaching views of the surrounding greenery is situated on the 6th floor of the recently built gated Modřanka Residence project with underground parking, a camera system, and a landscaped courtyard garden with a children's playground. Located in a quiet green residential neighborhood near the Vltava River and Modřanská Rokle Park, with quick access to the city center.

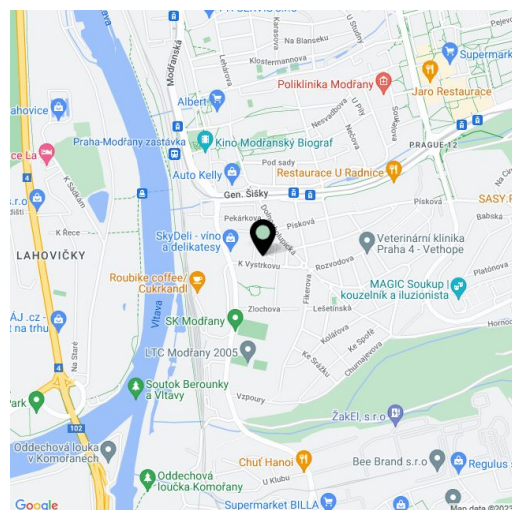
The layout of the apartment consists of a living room with a kitchen, a dining area, and access to the balcony, a bedroom with an en-suite bathroom (bathtub with a shower screen, toilet), a laundry room with a guest toilet, and an entrance hall.

Facilities include laminate floating floors, tiles, a security entry door, and a fully-equipped kitchen. Central heating. The apartment comes with a **cellar storage unit**. A **garage parking** space is included. The building has an **elevator**.

The neighborhood with **good amenities** and a wide range of sports and leisure opportunities is conveniently located when it comes to schools, including the **Prague British International School**. In the surrounding area, there is a shopping center, a health clinic, a library, the Modřany cinema, a sports club with tennis courts, and a **golf course**. This new residential area is located right next to the **Vltava bike trail**. The city center can be reached by tram and a railway station with direct links to the Main Railway Station is within walking distance.

Interior 60 m<sup>2</sup>, balcony 9.5 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.



\* 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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