



## Apartment Two-bedroom (3+kk)

Sold

87.2 m<sup>2</sup>, Praha 4, Modřany, K Vystrkovu





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Total area	97 m <sup>2</sup>
Floor area*	87 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage parking space in underground garage
Cellar	Yes
PENB	B
Reference number	42720

This modern apartment with a large sunny balcony and a garage parking space is located in the successful Modřanka residential project from 2019 with a beautifully landscaped park. An ideal location close to nature and within quick reach of the center.

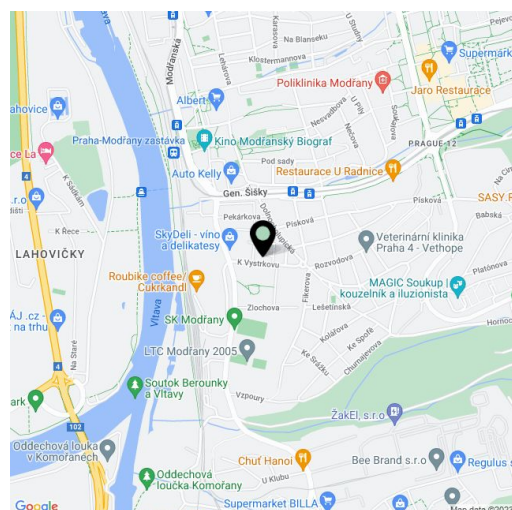
The practical layout of the apartment on the 2nd floor offers a south-facing living room with a kitchen, a dining area, and a **sunny balcony**, 2 north-facing bedrooms, a bathroom (with a bathtub), a separate toilet, an entrance hall, a **dressing room**, and a utility room with a connection for a washing machine and dryer.

Facilities include **wooden double-glazed Euro windows**, entrance security and fire doors, laminate floors and ceramic tiles, a **video intercom**, and heating from a central gas boiler. The purchase price includes a **cellar** and a **parking space** in the garage monitored by a **camera system** with recording. There is an **elevator**; the building is **energy-efficient**.

The project is located by a popular **fitness trail along the Vltava River** and near **Modřanská rokle forest park**. Part of the residential complex is a park with works of art, a public library, community gardens, a water playground, an area for ball games, and a picnic area. A kindergarten and elementary school, a supermarket, a health clinic, and other services are within easy reach. Transport connections are provided by buses, and there is also a tram and train stop within walking distance. The center can additionally be reached via a safe **bike path**.

Interior 87.4 m<sup>2</sup>, balcony 9.8 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.