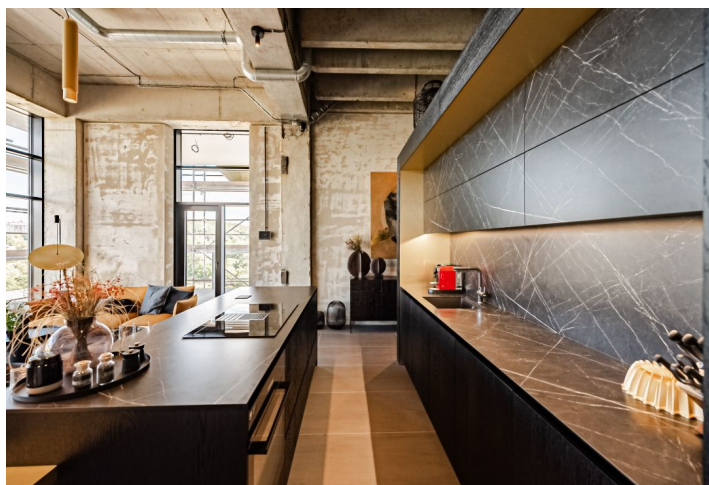




Apartment Two-bedroom (3+kk)

Ask for price

95 m², Prague 4, Modřany, Československého exilu





Apartment Two-bedroom (3+kk)

Ask for price

95 m², Prague 4, Modřany, Československého exilu

Total area	129 m ²
Floor area	95 m ²
Balcony	34 m ²
Parking	Two parking spaces in the neighbouring project
Garage	Yes
PENB	B
Reference number	43808

This unique industrial apartment with a variable layout and a sunny, south-facing balcony offering views of the surrounding area is located on the 8th floor of the Vanguard Prague project. Just a few steps from the golf course in Hodkovičky and the popular fitness trail along the river, it is within easy reach of everything you need. Completion is scheduled for Q2 2023.

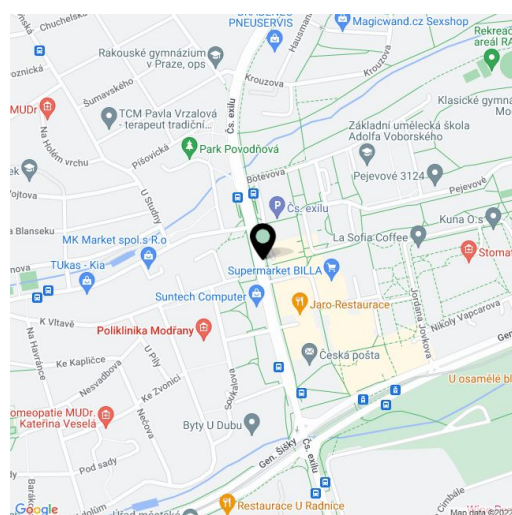
The open space loft is offered in a shell & core condition; the **ceiling height of 4 m** allows you to build an added floor and thereby increase the living area. You will also have the opportunity to finish the final surfaces and create a layout according to your taste and needs. For inspiration, ask to view the two **model apartments**, one of which was created by the **O O O O X studio** and the other by the unmistakable **Ivanka Kowalski**. If interested, the apartment can be completed according to the designs of one of these two studios for an additional fee. The offered unit comes with a balcony and a cellar, two parking spaces, and a motorbike parking space right next to the unit.

The originally industrial building has been given a modern look and transformed into residential living under the leadership of **Ing. architect Petr Drexler**. Its high-standard amenities include a glazed facade and balustrades, brickwork, soundproof double partition walls between the units, security fire entrance doors, a videophone, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. Residents will have access to an **entrance lobby with a reception with concierge services, a wellness/spa area, a glass-enclosed pool, a fitness and cardio room, a cinema/party room, a meeting room, a laundry room, and community space** on a common **roof terrace with a sauna and barbecue area**.

The area, which has undergone a successful transformation in recent years from an industrial suburb to a modern district with **landscaped greenery** and a complete infrastructure, is located near the city center. It is accessible by car along the waterfront, which takes about 10 minutes off-peak. However, it is also convenient to travel by tram, train, or bike via a pleasant, safe **bike path**. Supermarkets and other shops are just a few minutes away. Right next to the building is a car showroom and a gas station, and a private medical center, cafe, and **many sports fields** for all ages, including a **nine-hole golf course**, are all within walking distance.

The ad uses photos from an already completed unit and visualizations.

Floor area approx. 94.9 m², balcony 34 m², cellar 1.3 m².

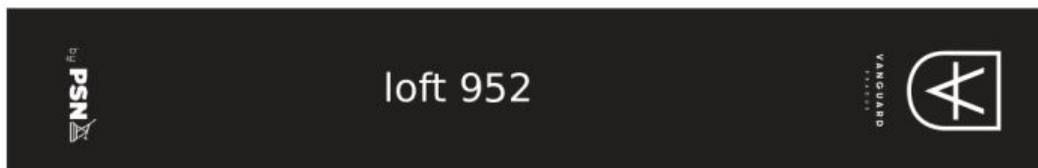




Apartment Two-bedroom (3+kk)

95 m², Prague 4, Modřany, Československého exilu

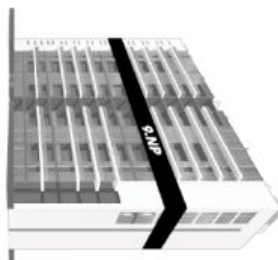
Ask for price



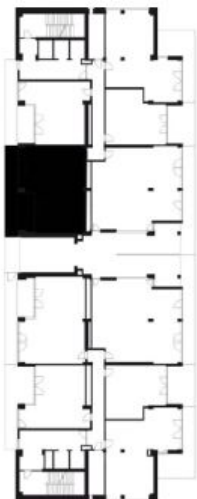
Loft 952 - Shell&Core 9.NP

Světla výška jednotky - mezi žebro 4,4 m
Světla výška jednotky - pod žebro 4 m
Podlahová plocha 94,9 m²
Balkón 34 m²
Orientace J

Pozice v rámci budovy

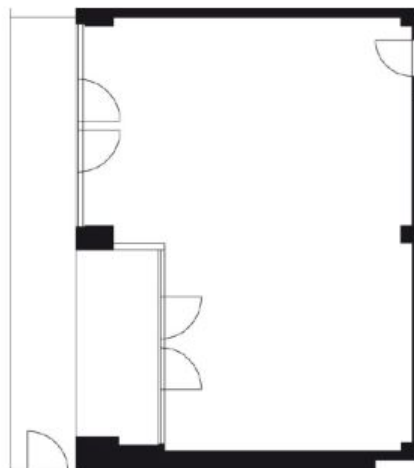


Pozice v rámci podlaží



* Plochy jednotek jsou pouze orientační. Přesné parametry budou specifikovány v kupní smlouvě.

Stav při předání: Shell&Core



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