



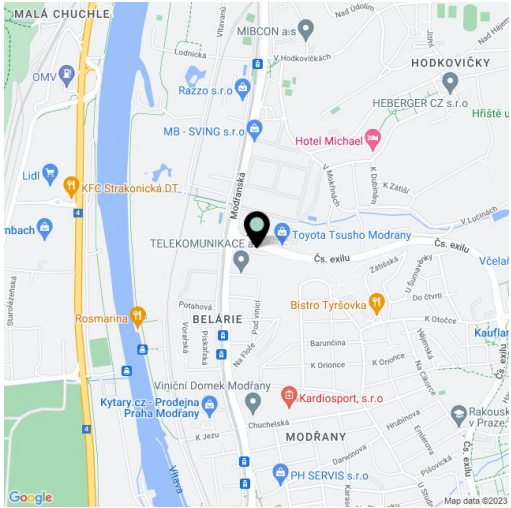
Apartment Three-bedroom (4+kk)

Ask for price

173 m², Prague 4, Modřany, Československého exilu



Total area	300 m²
Floor area*	173 m²
Balcony	51 m²
Terrace	76 m²
Parking	2 parking spaces
Garage	Yes
Cellar	-
PENB	B
Reference number	43919



* 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.

An exclusive offer of a spacious industrial style penthouse in the unique Vanguard Prague project—completely variable layout, balcony, roof terrace with unobstructed views of the city center and greenery, and 2 parking spaces. Just a few steps from a nine-hole golf course and a popular fitness trail along the river, it is within easy reach of international schools and everything you need. Completion is scheduled for Q1 2024.

The apartment unit on the highest floors (12th and 13th floors) is offered as an open shell & core space with an above-standard ceiling height of almost 4 m. It thus provides the opportunity to finish the final surfaces and create a layout according to your taste and needs. For example, a 3-bedroom apartment with a large living room with an open plan kitchen and dining area, 3 bedrooms with en-suite bathrooms, a balcony, a dressing room, a toilet, and an entrance hall with a staircase to an almost 200-meter roof terrace with unobstructed 360° views of the surroundings can be created here. The apartment comes with a cellar, two parking spaces in the neighbouring project and an outdoor parking space.

The industrial building with a rich history is now becoming a modern premium residence. It has been redesigned by Ing. architect Petr Drexler, and renowned architectural studios have participated in the interiors. Those interested can visit 2 model lofts, one furnished by the OOOOX studio and the other by Ivanka Kowalski, and buyers can have their new home completed according to one of their designs. The high-standard amenities of the building include a glazed facade, fire-rated glass partitions, masonry, double-walled sound-insulating partition walls between the units, maintenance-free metal railings on terraces, a videophone, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. There is a stainless steel swimming pool on the roof terrace; the unit comes with 2 parking spaces. An entrance lobby with a reception with concierge services, a wellness/spa, a fitness and cardio zone, a cinema/party room, a glass-enclosed 18-meter swimming pool, a meeting room, or a laundry room will be available to the residents.

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 or bike via a pleasant, safe bike path. The ride to a kindergarten and elementary school, the Austrian High School, the Modřany Classical High School, the Prague British International School, supermarkets, and other shops takes only a few minutes. 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 advertisement uses photos from the already completed units and



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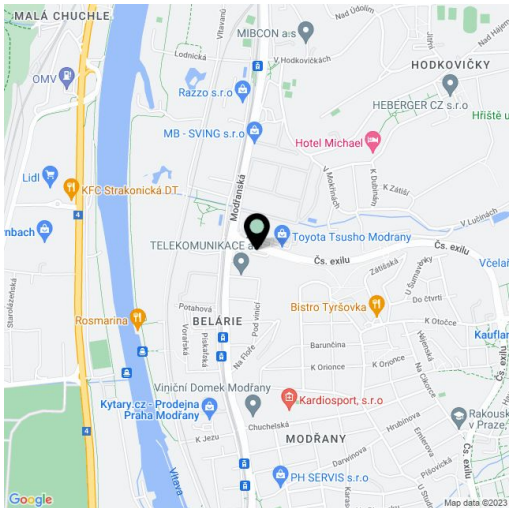
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visualizations.

Floor area 172.2 m², balcony 51.1 m², roof terrace 76.4 m², cellar.



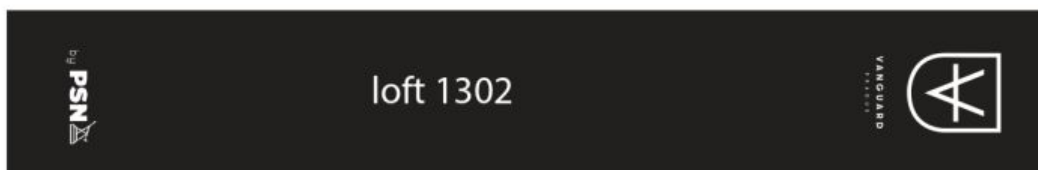
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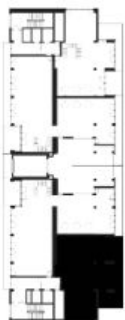
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* Plochy jízdníků jsou podle orientací. Přesné parametry budou specifikovány v smlouvě smlouvy.



Pozice v rámci podlaží

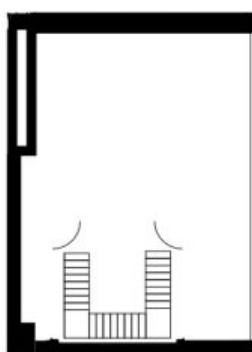
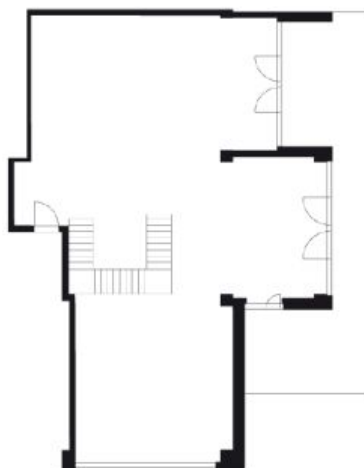


Pozice v rámci budovy

Loft 1302 - Shell&Core
13NP

Světla vyřídila rovněž nového stropu	3,98 m
Podlahová plocha	172,2 m ²
Balkón	51,1 m ²
Střední terasa	76,4 m ²
Orientace	SV

Stav při předání: Shell&Core



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EXKLUZIVNÍ ZASTOUPENÍ
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