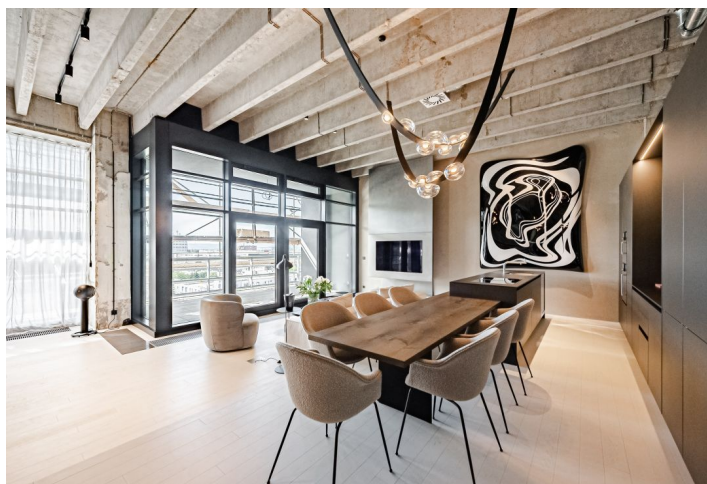
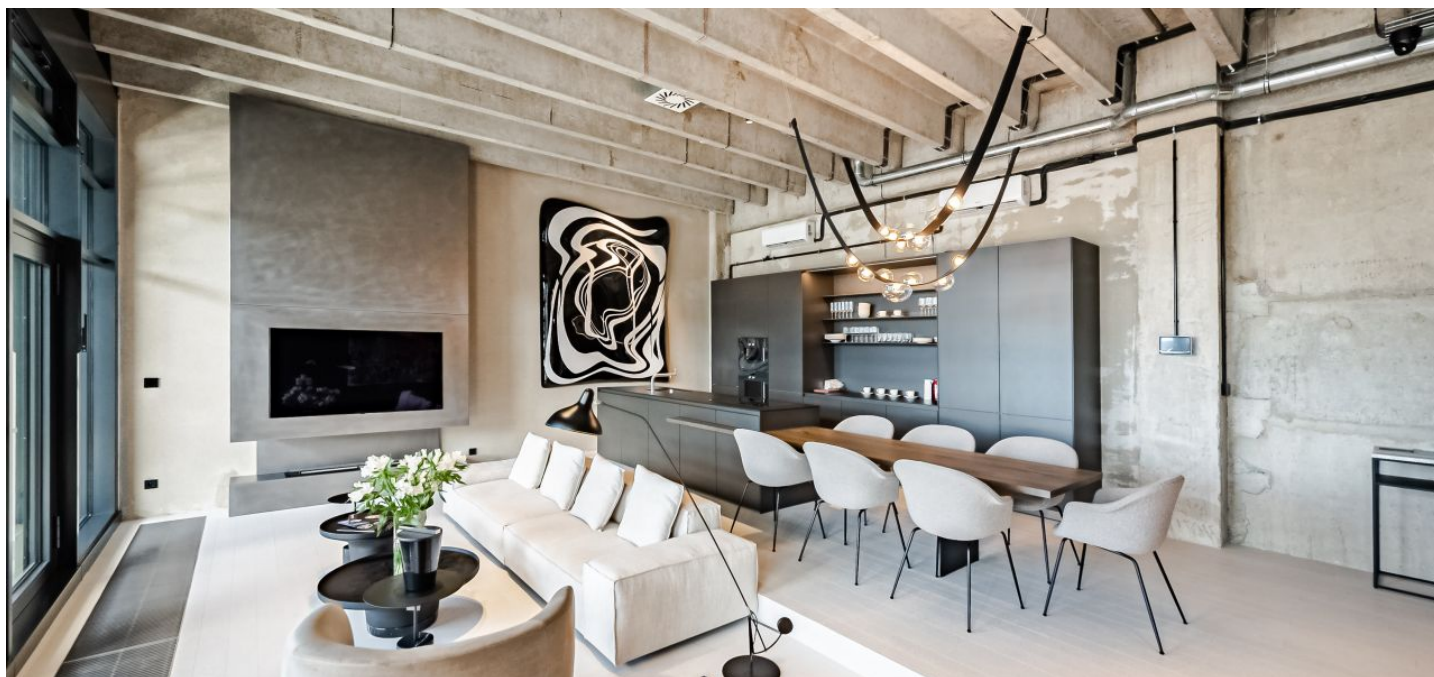




Apartment Two-bedroom (3+kk)

Ask for price

94 m², Prague 4, Modřany, Československého exilu





Apartment Two-bedroom (3+kk)

Ask for price

94 m², Prague 4, Modřany, Československého exilu

Total area	124 m ²
Floor area	94 m ²
Balcony	30 m ²
Parking	Parking space in the neighbouring project, exterior parking
Garage	Yes
PENB	B
Reference number	43923

This unique industrial apartment with a variable layout and a balcony offering views of the surrounding area is located on the 9th 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.

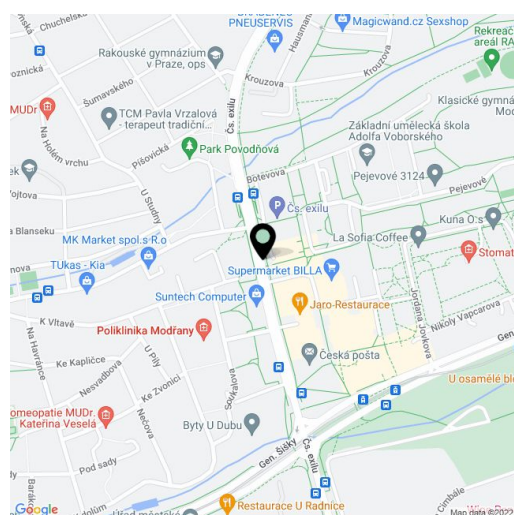
The open space loft is offered in a shell & core condition; the ceiling height of 4 m allows you to build an added floor and thereby increase the living area. You will also have the opportunity to finish the final surfaces and create a layout according to your taste and needs. For inspiration, ask to view the two model apartments, one of which was created by the OOOOX 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, a parking space in the neighbouring project and an exterior parking space

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 advertisement uses photos from the already completed unit and visualizations.

Floor area approx. 93.4 m², balcony 30.2 m².

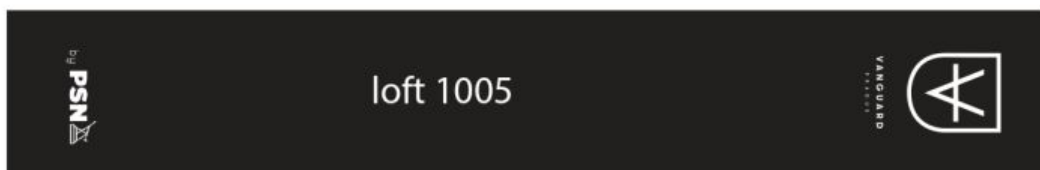




Apartment Two-bedroom (3+kk)

94 m², Prague 4, Modřany, Československého exilu

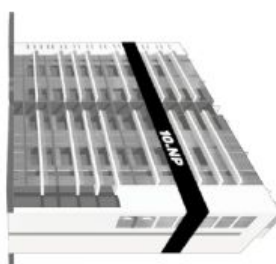
Ask for price



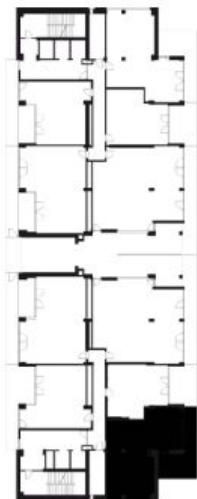
Loft 1005 - Shell&Core 10NP

Světla výška (vnějšku nového stropu)	4,3 m
Světla výška jednotky — mezi žebry	4,4 m
Světla výška jednotky — pod žebro	4 m
Podlahová plocha	93,4 m ²
Balíček	30,2 m ²
Orientace	SV

Pozice v rámci budovy

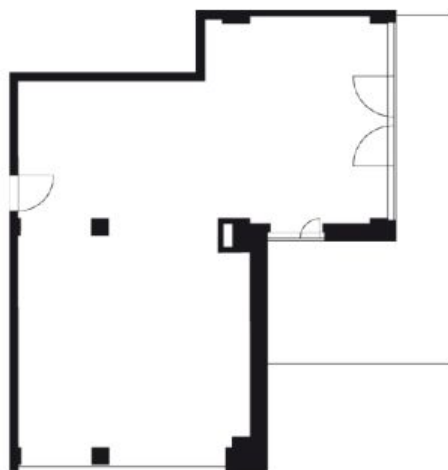


Pozice v rámci podlaží



* Srovnávací jednotky jsou pouze orientační, přesné parametry budou specifikovány v úplné nabídce

Stav při předání: Shell&Core



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