

## Apartment Three-bedroom (4+kk)

€ 961 346 | CZK 24 000 000

131.1 m<sup>2</sup>, Prague 4, Modřany, Na Srážku

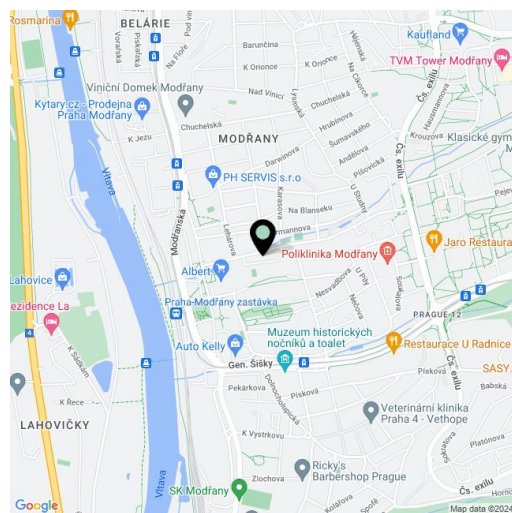


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Total area	169 m <sup>2</sup>
Floor area*	131 m <sup>2</sup>
Terrace	38 m <sup>2</sup>
Parking	Parking space in the underground garage
Garage	Yes
Cellar	Yes
PENB	B
Reference number	105663



\* 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.

This sunny three-bedroom apartment with three terraces and uninterrupted views of the surrounding area is located on the top 4th floor of a modern apartment building in the quiet residential area of old Modřany, close to complete public amenities and prestigious international schools. This energy-efficient residence offers a range of high-end services, including a reception, security, sauna, fitness center, a communal garden, and underground parking.

The layout consists of a south-facing living room with a kitchen, 3 bedrooms, a bathroom with a bathtub, a second bathroom with a shower, a large hallway with storage spaces, and a utility room with connections for a washing machine and dryer. The living room has access to two covered terraces with views of the greenery, with the larger one also accessible from the bedroom. The third terrace is accessible from the remaining two rooms. The apartment is currently divided into two separate units, a 2-bedroom and a studio, which can easily be combined into a spacious 3-bedroom with a simple modification.

The wooden floors in the apartment create a cozy atmosphere, while the large-format wooden windows enhance the seamless connection with the terraces, which are made of highly durable tropical **Bangkirai** wood. The comfortable climate in the living room is ensured by **air-conditioning**, and the kitchen is equipped with built-in appliances and a durable **Technistone** countertop. The exterior shading blinds on the windows provide privacy and efficient regulation of light and heat. Heating is provided by the building's gas boiler, and the bathrooms feature electric underfloor heating. The purchase price includes 1 parking space in the garage and a cellar. Convenient parking is also available directly in front of the building, where reserved parking spaces for residents and visitors are provided.

In this sought-after location of Prague 4, everything you need is within reach. Nearby are shops, cafes, restaurants, a medical clinic, kindergartens, and elementary schools, including a Montessori school, 3 international schools (**The Prague British School, The English International School Prague, and the Austrian Gymnasium in Prague**), a cinema, and numerous playgrounds. Active lifestyle enthusiasts will appreciate the tennis courts near the residence, the bike and inline paths along the Vltava River, or the **Golf & Country Club Hodkovičky**. For a walk or bike ride, you can head to the **Modřanská Rokle** forest park. The bus stops nearly at the building, and tram and train stations are less than a 5-minute walk away.

Floor area 131.1 m<sup>2</sup>, terraces 17.7 m<sup>2</sup>, 14 m<sup>2</sup>, and 5.8 m<sup>2</sup>, cellar 1.7 m<sup>2</sup>.

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Na Srážku

Byt 4+kk

5. NP

- 1 Předsiň
- 2 Komora
- 3 Koupelna
- 4 Pokoj
- 5 Ložnice
- 6 Koupelna
- 7 Ložnice
- 8 Obývací pokoj + KK
- 9 Terasa
- 10 Terasa
- 11 Terasa

