

## Apartment Three-bedroom (4+kk)

Sold

101 m<sup>2</sup>, Prague 10, Petrovice, Modenská



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Total area	129 m <sup>2</sup>
Floor area*	101 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Loggia	11 m <sup>2</sup>
Parking	450 000
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30467

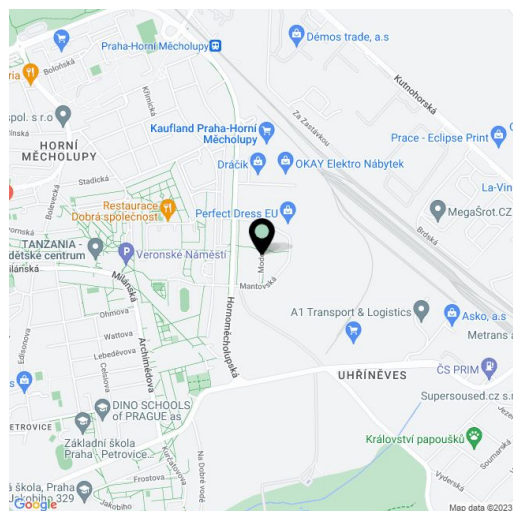
This spacious air-conditioned apartment with 2 west-oriented balconies, a glassed-in south-facing loggia, impressive views, and a lockable garage is located on the 10th floor of a modern apartment building that is part of a residential complex. The building stands on a quiet side street, close to urban amenities and a natural park.

The layout consists of a southwest-facing living room with a kitchen, dining room, and adjoining balcony and loggia, 3 bedrooms (2 with access to the balcony), a bathroom with a window, a storage room, a guest toilet, and a large entrance hall.

The facilities include wooden floors, 2 air conditioning units (in the living room and 1 bedroom), heated tiles in the bathroom, built-in wardrobes in all rooms and the hall, a custom-made kitchen with a polished stone worktop, Siemens kitchen appliances (incl. large induction hobs), and a Faber hood, security handles on the balcony and terrace doors, security entrance doors, a preparation for outdoor electrically operated blinds, and a Jablotron security system. Parking is in a separate large garage. The apartment comes with a cellar.

Near the house, there are several children's playgrounds. A kindergarten and an elementary school, as well as a grocery store, a pharmacy, a shopping center, and a post office are within walking distance. The bus stop a few meters from the house provides links to the Haje metro station (line C) (a 7-minute ride) or to the railway station (a 2-minute ride), from where you can get to the Main Train Station very quickly. Easy access by car thanks to the proximity of the D1 highway, the Prague Ring Road, and the Southern Section. The Botič-Milíčov Nature Park, with many hiking and bike trails, is close-by.

Floor area 100.5 m<sup>2</sup>, balcony 8.8 m<sup>2</sup> and 8.5 m<sup>2</sup>, loggia 10.9 m<sup>2</sup>, cellar 2.6 m<sup>2</sup>.



\* 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.