

## Apartment One-bedroom (2+kk)

Sold

62 m<sup>2</sup>, Prague 4, Modřany, Zlochova



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Total area	91 m <sup>2</sup>
Floor area*	62 m <sup>2</sup>
Balcony	29 m <sup>2</sup>
Parking	450 000
Cellar	Yes
PENB	B
Reference number	40946

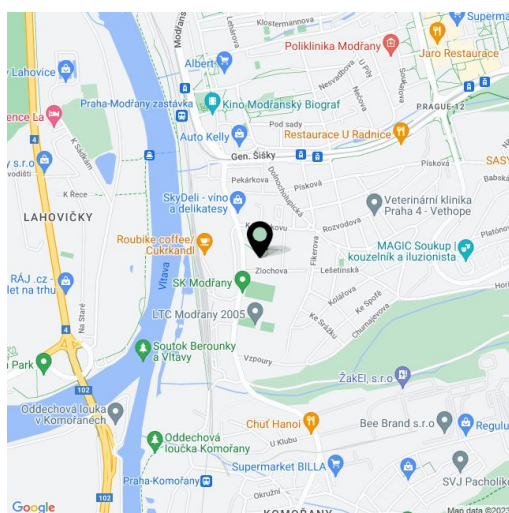
This airy and bright apartment with three large balconies and views of the courtyard with landscaping is part of the new Modřanka residence, approved in 2019. This new residential area was created by the successful revitalization of the original outskirts of Prague, which is now a very pleasant place to live within easy reach of the city center. A cellar storage unit and a garage parking space are included in the price.

The apartment area on the 1st floor is divided into a large, east-facing living room with a kitchen, a corner bedroom, a bathroom, and a hallway. The living room and bedroom have their own balconies facing the green courtyard, and the **third balcony** is accessible from both rooms.

Facilities include **wooden floating floors**, large-format ceramic tiles, French Euro-windows with insulating triple-glazed panes, entrance fire and security doors, a TV antenna with outlets in both rooms, central heating. The kitchen is fully equipped, the apartment has plenty of space for built-in storage and a work area. The purchase price includes a **cellar storage unit and a garage parking space**, both accessible by elevator. There is a pram room in the building.

Nearby is an elementary school, a supermarket, a pharmacy, the **Modřanský biograf cinema**, as well as all other services. The connection to the city center is fast and direct thanks to tram and train links. Fitness enthusiasts can reach the city center via a comfortable and safe **bike path**. It is close to **large forest parks and a golf course**.

Interior 62 m<sup>2</sup>, balconies 10.3 m<sup>2</sup>, 9.6 m<sup>2</sup> and 8.9 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.

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