



## Apartment One-bedroom (2+kk)

Sold

56.7 m<sup>2</sup>, Prague 4, Modřany, K Vystrkovu



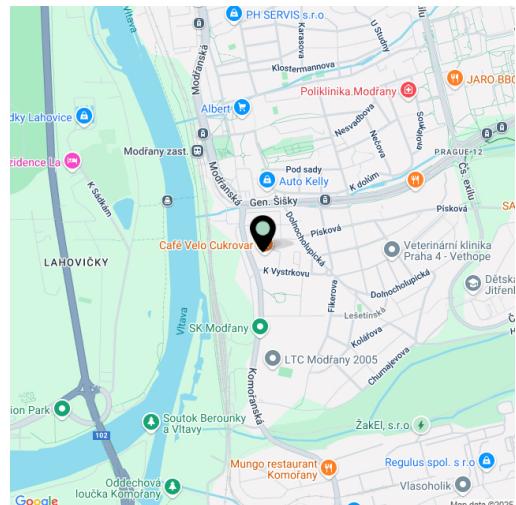


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Total area	61 m <sup>2</sup>
Floor area*	57 m <sup>2</sup>
Balcony	4 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	2 000 CZK monthly
PENB	G
Reference number	102042



\* 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 apartment with a balcony, parking space, and views of the landscaped greenery that surrounds the apartment building is in Modřany, near a park, a fitness trail along the Vltava River, and tram and railway stops.**

The practical layout of the apartment on the 2nd floor consists of a living room with a kitchenette, one bedroom, a bathroom with a toilet, and an entrance hall. The living room has access to the **west-facing balcony**.

The multifunctional building was completed in 2016. Windows are plastic with interior blinds; floors are laminate. The kitchen is fully equipped, and the entrance hall and the bedroom have built-in wardrobes. The purchase price includes a **garage and cellar storage unit**. The building has an elevator, and the common areas and **park-like surroundings** are well maintained.

The **convenient location** allows you to have everything you need within quick reach. There is a bus stop almost right by the building, from where you can get to the Modřany Railway Station and from there to the city center. The center of the Sofijské náměstí district with shops, medical services, a post office, a cafe, and restaurants is 5 minutes away by bus or 1 stop by tram. The area is made even more pleasant by several **parks** and the **recreation zone with sports fields by the Vltava River**.

Floor area 56.7 m<sup>2</sup>, balcony 4.2 m<sup>2</sup>, cellar 2 m<sup>2</sup>.



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