



## Apartment Two-bedroom (3+kk)

Sold

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

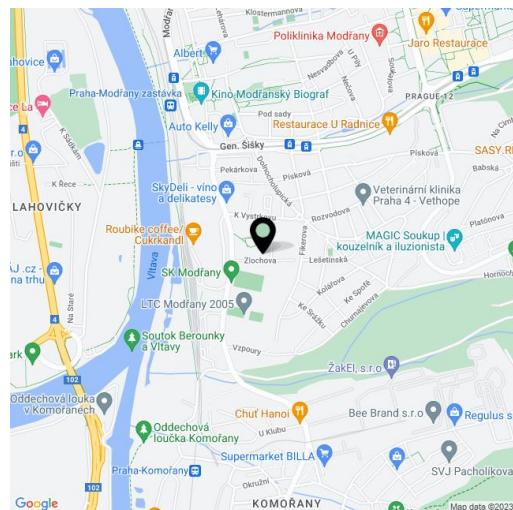




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Total area	79 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	3 m <sup>2</sup>
Service price	4 328 CZK monthly
PENB	B
Reference number	102431



\* 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 modern apartment with a loggia, a parking space and the possibility of using a common roof terrace is part of the residence, set in greenery in a developing location near the recreation area along the Vltava River.**

The practical layout of the apartment on the 5th floor consists of a living room with a kitchen, 2 bedrooms, a bathroom, a separate toilet and an anteroom. In the living room is access to the south-east oriented loggia.

The house was approved in 2017. The floors in the entire apartment are made of **cement coverage**, the kitchen is equipped with **Siemens** appliances (no frost refrigerator, steam oven, induction hob, dishwasher). Facilities also include a Siemens washing machine and dryer. The bathroom faucets are **Grohe**, the bathroom is decorated with a **Magic Touch lacquered coverage**. The windows are plastic with double glazing and **acoustic curtains**, the automatic supply of fresh air is provided by **Zehnder recuperation**. A sense of security is provided by the entrance door of **Next** security class 4, the entrance to the building using a **chip** and the entrance to the garage using a mobile phone. The apartment includes a **cellar** and the possibility of using a **pram room, bicycle shed** and a common **roof terrace** with electricity, water and WC. A garage parking space in extra cost.

The new residential district 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 as well as parks and a golf course**. An elementary school, supermarket, pharmacy, **Modřanský biograf cinema** and other services are nearby. The connection to the city center is quick and direct thanks to tram and train connections, and it is also possible to reach the city center on a comfortable and safe **cycle path**.

Floor area 72.6 m<sup>2</sup>, loggia 6.1 m<sup>2</sup>, cellar 3 m<sup>2</sup>.



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