



House Five-bedroom (6+1)

362 m², Prague 4, Modřany, Rozvodova

Sold





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Total area	362 m²
Plot	640 m²
Foot print	174 m²
Garden	466 m²
Floor area	270 m²
Terrace	52 m²
Parking	Lockable garage for two cars
Garage	40 m²
Cellar	Yes
PENB	B
Reference number	103512

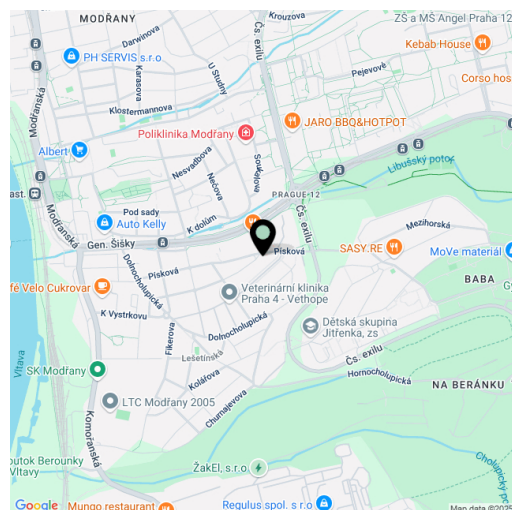
This family house currently in a phase prior to completion with the possibility of finalization within 3 months is located on a quiet street lined with greenery in a residential part of Modřany, just a few minutes' walk from a tram stop, Sofijské Square, and the Modřanská rokle forest park, and within a short driving distance of international schools.

The ground floor consists of a living room with access to the **terrace** and **garden**, a separate kitchen with a dining room and access to the **terrace**, a hall, a toilet, a **walk-in wardrobe**, a pantry, and a foyer. Upstairs is a generously designed master bedroom with a **walk-in wardrobe**, 2 additional bedrooms (the larger one can be further divided into 2 rooms), a study, 2 **bathrooms**, a separate toilet, and a hallway with storage space. The basement contains utility facilities (with a connection for a washing machine and dryer), storage areas, a toilet, and a **room with its own entrance** that can be used as an office, workshop, or wellness (there is a **preparation for a sauna**).

The overall reconstruction and extension of the original house was done using monolithic structures and Porotherm masonry; the building is already connected to utility networks (water, electricity, sewage, gas) and the internal wiring is also complete. The windows by the **Izoglass** brand are **aluminum with insulating triple glazing**, and both entrance doors have safety laminated glass, three-point locks, and hinges preventing unhinging. **Hot water underfloor heating** throughout with the possibility of independent regulation in individual rooms. In each room is a preparation for a TV connected to the Internet and a data socket, on all floors is an amplifier for fast Internet. Facilities also include a gas boiler, a **laundry chute**, a preparation for a heat pump, photovoltaic panels (possibility to draw subsidies), a charging station for electric cars, for exterior blinds, a videophone, air-conditioning units, and a camera and security system. A **double garage** can be used for trouble-free parking.

The building is located in a **quiet green district**, and the nearby tram stop provides excellent connections to the city center. There is a railway station nearby and a future line D metro station is also planned. When traveling by car, another advantage is the quick connection to the Prague and City ring roads. A kindergarten and elementary school are within walking distance, and there are also **prestigious schools** nearby: the Austrian Gymnasium, the Nový PORG, or the Prague British International School. The location is very pleasant thanks to the extensive **Modřanská rokle nature park** and the **bike path along the Vltava River**.

Usable area 361.54 m² (of which interior 269.53 m², garage 39.89 m², terraces 29.26 m² + 22.86





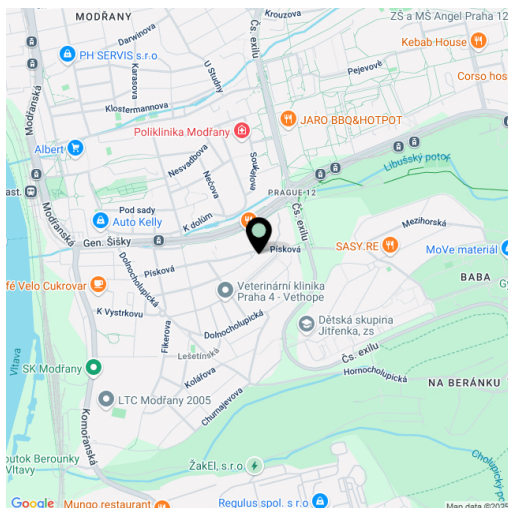
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m²), built-up area 174 m², garden 466 m², plot 640 m².

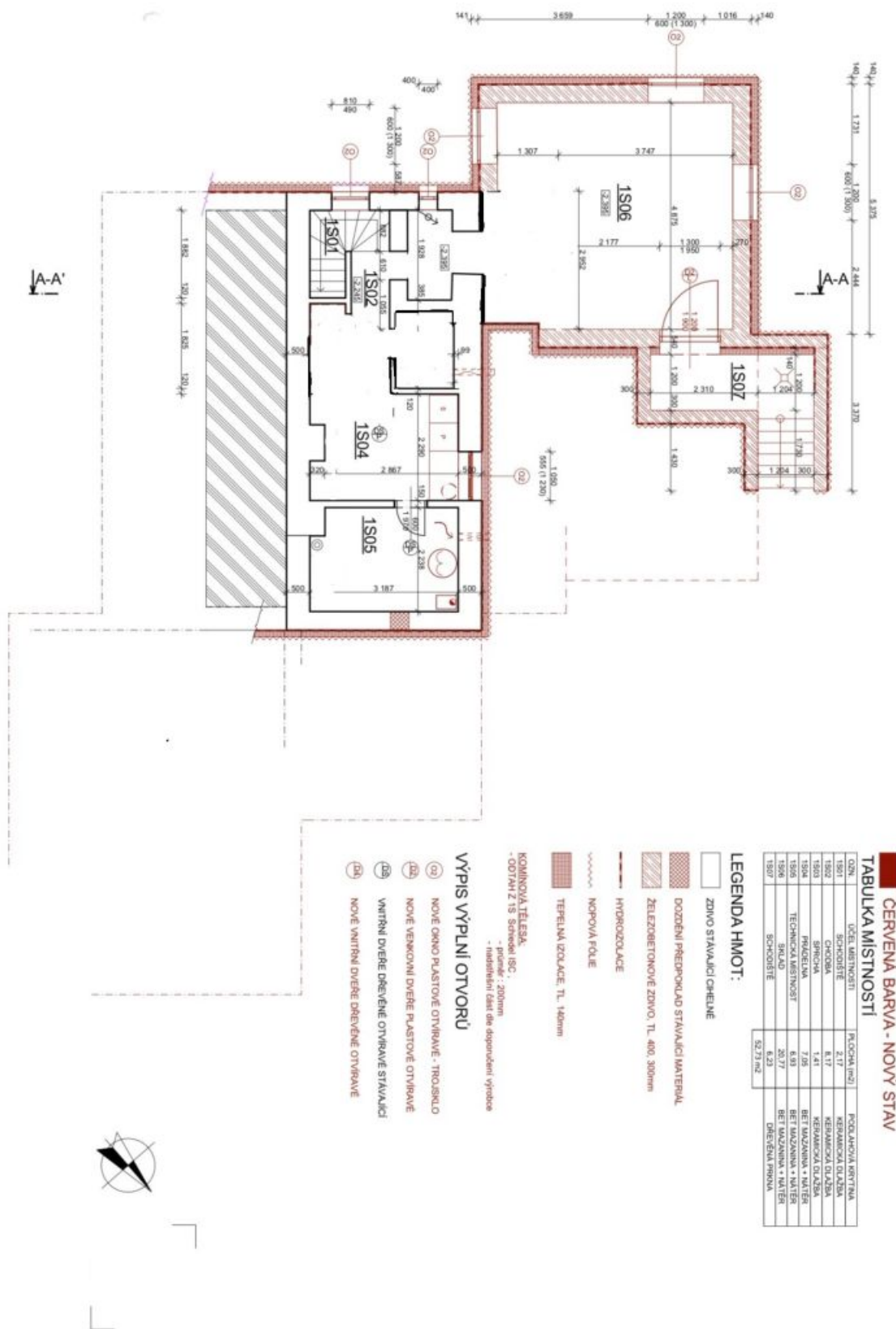




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ČERVENÁ BARVA - NOVÝ STAV

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LEGENDA HMOT:

- | | |
|---|--|
|  | ДВУХ СТОЛБЦОВЫЙ ЦЕЛЫЙ ПОРЯДОК, ПЕРЕСЧЕТАННОЕ |
|  | ПОДЪЕМНИЙ ПРЕПЛОУД СТОЛБЦОВЫЙ МАТЕРИАЛ |
|  | ДВУХ СТОЛБЦОВЫЙ ПОРЯДОК, ТЛ. 300мм |
|  | ДВУХ СТОЛБЦОВЫЙ ПОРЯДОК, ТЛ. 140мм |
|  | ДВУХ СТОЛБЦОВЫЙ ПОРЯДОК, ТЛ. 100мм |
|  | СДВ. ТЛ. 100мм |
|  | ПЕРЕСЧ. СТОЛБЦОВ. ТЛ. 140мм |

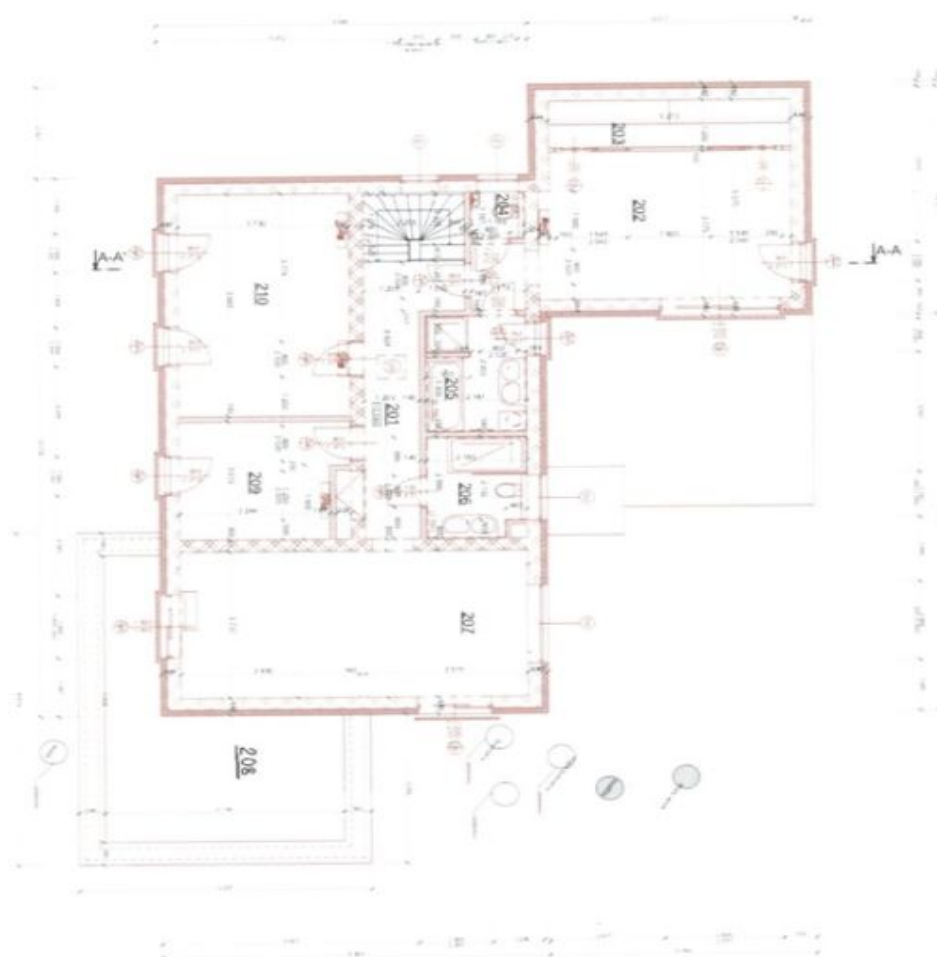
KONKORDIA TELESA:
- COPIAZI 18 Strada 10C,
- phone: 220400
- website: www.konkordia.com

VÝPIS VÝPLNÍ OTVORŮ

- 61) ONO PLASTOVÉ OTVÁKÉ - THODILO
- 62) ONO PLASTOVÉ OTVÁKÉ - THODILO
- 63) VERKOVNI DVEŘE PLASTOVÉ OTVÁKÉ - HLAVNÍ VSTUP
- 64) VERKOVNI DVEŘE PLASTOVÉ OTVÁKÉ
- 65) VERKOVNI DVEŘE PLASTOVÉ HLAVNÍ POSADNE
- 66) VERNÍ DVEŘE OCEKOVÉ OTVÁKÉ
- 67) VERNÍ DVEŘE OCEKOVÉ OTVÁKÉ
- 68) VERNÍ DVEŘE OCEKOVÉ OTVÁKÉ



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TABUĽKA MISTNOSTI			
Číslo	VEČNÍK (číslo)	Ročník	Príloha
1	1	1992/93	1
2	2	1993/94	2
3	3	1994/95	3
4	4	1995/96	4
5	5	1996/97	5
6	6	1997/98	6
7	7	1998/99	7
8	8	1999/00	8
9	9	2000/01	9
10	10	2001/02	10
11	11	2002/03	11
12	12	2003/04	12
13	13	2004/05	13
14	14	2005/06	14
15	15	2006/07	15
16	16	2007/08	16
17	17	2008/09	17
18	18	2009/10	18
19	19	2010/11	19
20	20	2011/12	20
21	21	2012/13	21
22	22	2013/14	22
23	23	2014/15	23
24	24	2015/16	24
25	25	2016/17	25
26	26	2017/18	26
27	27	2018/19	27
28	28	2019/20	28
29	29	2020/21	29
30	30	2021/22	30
31	31	2022/23	31
32	32	2023/24	32
33	33	2024/25	33
34	34	2025/26	34
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36	36	2027/28	36
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74	74	2065/66	74
75	75	2066/67	75
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78	78	2069/70	78
79	79	2070/71	79
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83	83	2074/75	83
84	84	2075/76	84
85	85	2076/77	85
86	86	2077/78	86
87	87	2078/79	87
88	88	2079/80	88
89	89	2080/81	89
90	90	2081/82	90
91	91	2082/83	91
92	92	2083/84	92
93	93	2084/85	93
94	94	2085/86	94
95	95	2086/87	95
96	96	2087/88	96
97	97	2088/89	97
98	98	2089/90	98
99	99	2090/91	99
100	100	2091/92	100

LE GENDA INNOT

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www.elsevier.com/locate/jmb

graben (graben
nach) für die Aufgaben vorber-

WYPIŚ WYPLNI OTWÓR!

- 100. ☐ **change** relating to amount, measure or value
- 101. ☐ **and** the others are very little but not none
- 102. ☐ **is** another problem in addition to amount
- 103. ☐ **is** another problem in addition to amount
- 104. ☐ **is** another problem in addition to amount
- 105. ☐ **is** another problem in addition to amount





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