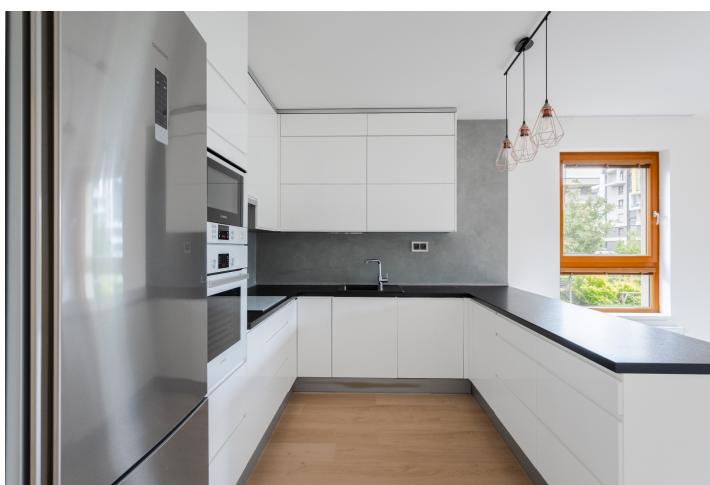




## Apartment Two-bedroom (3+kk)

Sold

93 m<sup>2</sup>, Prague 4, Modřany, Rorýsová



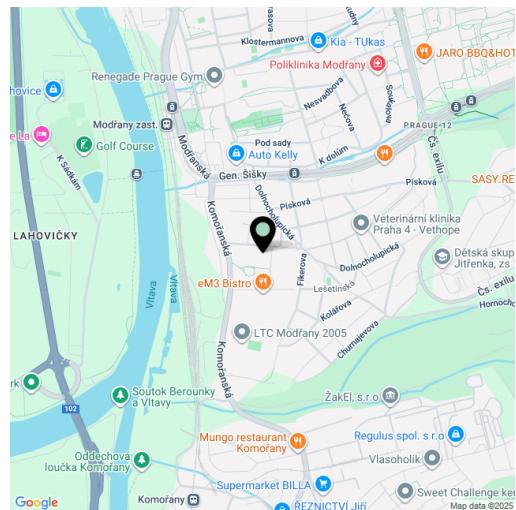


## Apartment Two-bedroom (3+kk)

Sold

93 m<sup>2</sup>, Prague 4, Modřany, Rorýsová

Total area	102 m <sup>2</sup>
Floor area*	93 m <sup>2</sup>
Balcony	9 m <sup>2</sup>
Parking	Garage parking space
Cellar	4 m <sup>2</sup>
PENB	B
Reference number	109820



\* 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 bright two-bedroom apartment with a spacious balcony is part of the Modřanka residential project, which includes a park, a playground, and an outdoor gym in the courtyard. The price includes a garage parking space and a cellar.**

The layout of the apartment, located on the 1st floor, includes a west-facing living room with a kitchenette and access to the **balcony**, 2 bedrooms, a bathroom, a separate toilet, a hallway, and an entrance area. The **parking space** and cellar are situated in the basement of the building, conveniently next to each other.

**Modřanka Residence** was completed in 2019, and its main advantage is a spacious park with mature trees and active features for both children and adults. The apartment standard includes wooden euro windows with double glazing and laminate floating floors in the living areas. The kitchen unit was custom-made and equipped with **Bosch** and **Siemens** appliances. The apartment offers ample space for **built-in furniture**, including a prepared niche in the hallway for a washing machine and dryer. Central heating.

The Modřany area offers **plenty of greenery** and complete civic amenities – nearby there are schools, kindergartens, shops, a post office, restaurants, a cinema, a health center, and numerous sports facilities and playgrounds. You can reach the popular **bike path** along the Vltava River, connecting the city center with Zbraslav, in just a short time. There is a bus stop directly in front of the residence, it's a 5-minute walk to the tram stop, and the Praha-Modřany Railway Station is less than a kilometer away.

Floor area 88.7 m<sup>2</sup>, balcony 9 m<sup>2</sup>, cellar 4.3 m<sup>2</sup>.



## Apartment Two-bedroom (3+kk)

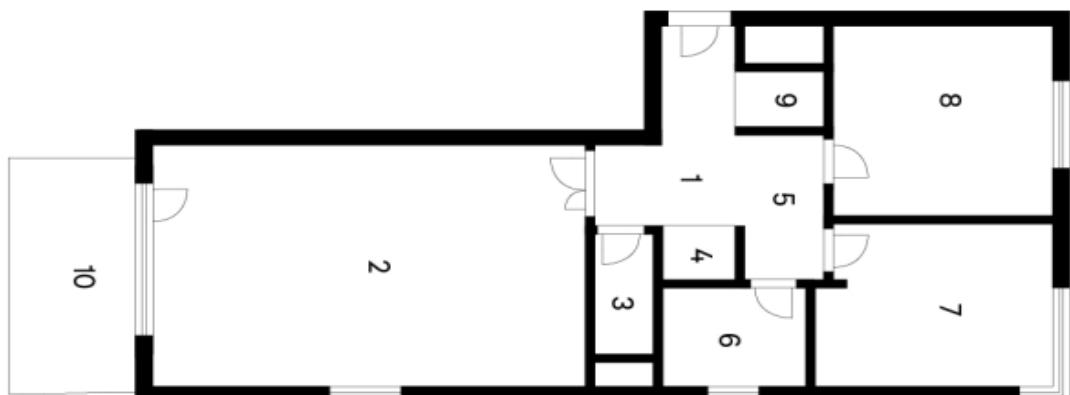
93 m<sup>2</sup>, Prague 4, Modřany, Rorýsová

Sold

Rorýsová

Byt 3+kk

2. NP



1	Předsíň	7,8 m <sup>2</sup>
2	Obývací pokoj + Kuchyně	36,0 m <sup>2</sup>
3	WC	2,4 m <sup>2</sup>
4	Komora	1,5 m <sup>2</sup>
5	Chodba	4,9 m <sup>2</sup>
6	Koupelna	4,9 m <sup>2</sup>
7	Ložnice	13,8 m <sup>2</sup>
8	Ložnice	16,0 m <sup>2</sup>
9	Šatna	1,8 m <sup>2</sup>
Podlahová plocha		<b>89,1 m<sup>2</sup></b>
10	Balkon	9,0 m <sup>2</sup>
Podlahová plocha		<b>98,1 m<sup>2</sup></b>