



Apartment Two-bedroom (3+kk)

€ 657 354 | CZK 16 000 000

93.2 m², Prague 4, Modřany, Československého exilu





Apartment Two-bedroom (3+kk)

€ 657 354 | CZK 16 000 000

93.2 m², Prague 4, Modřany, Československého exilu

Total area	104 m²
Floor area*	93 m²
Balcony	11 m²
Parking	2 parking spaces in the garage
Garage	Yes
Cellar	Yes
PENB	C
Reference number	109822

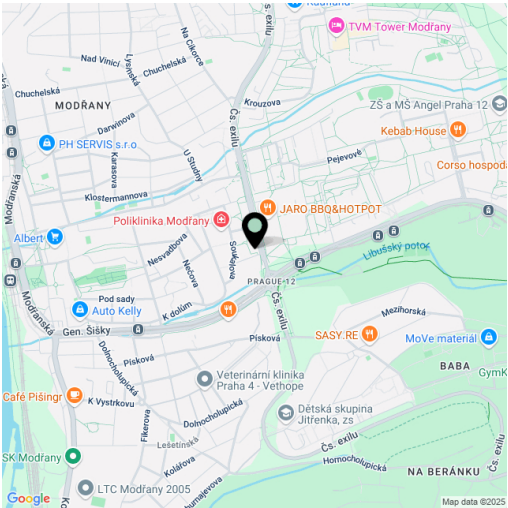
This fully furnished, air-conditioned apartment with a terrace and far-reaching views is situated on the 8th floor of a modern building with an elevator and underground parking. The residence is located in a quiet part of Prague 4 – Modřany, close to the prestigious British Prague School and popular Modřanská Rokle forest.

The interior features a living room with a fully equipped kitchen and access to the **terrace**, two bedrooms, a bathroom with a bathtub, a separate toilet, a storage room, and an entrance hall with **built-in wardrobes**. The price includes **two parking spaces** in the underground garage and a **cellar**.

The floors are a combination of vinyl and tile in the bathroom. The apartment comes with a fully fitted kitchen including appliances, as well as **air-conditioning**. The price includes furniture and equipment. Central heating.

Modřany is a quiet and green residential district, ideal for couples and families alike. The area offers a wide range of cultural, social, and sports activities, including **bike paths**, inline skating tracks, the Točná Air Club, and several **golf courses**. Within walking distance and on nearby Sofijské Square, you'll find cafés, restaurants, a shopping center, and a medical clinic. Transport to the city center is quick and convenient by car, public transport, or train from the nearby Praha-Modřany station.

Floor area 93.2 m²; terrace 10.8 m².



* 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.



Apartment Two-bedroom (3+kk)

€ 657 354 | CZK 16 000 000

93.2 m², Prague 4, Modřany, Československého exilu

Československého exilu

Byt 3+kk

9. NP

1	Chodba	12,3 m²
2	WC	3,4 m²
3	Koupelna	5,4 m²
4	Komora	2,1 m²
5	Ložnice	15,9 m²
6	Ložnice	15,9 m²
7	Obývací pokoj + KK	33,1 m²
Podlahová plocha		88,1 m²
Výměra jednotky		93,2 m²
7	Balkon	10,8 m²
Celkem		104,0 m²

