



Apartment Three-bedroom (4+kk)

Sold

90 m², Prague 4, Modřany, Generála Šišky

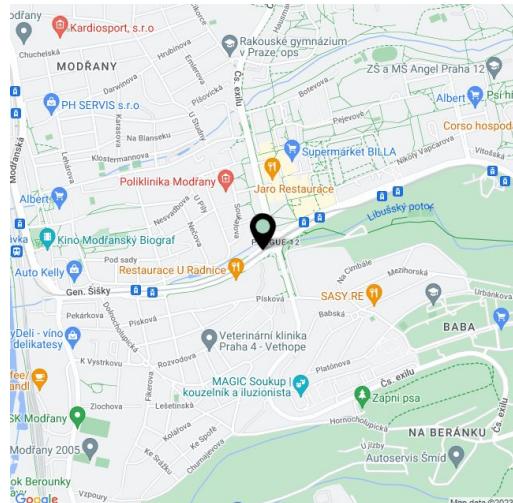




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Total area	115 m ²
Floor area*	90 m ²
Terrace	25 m ²
Garden	185 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	G
Reference number	18844



* 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.

3-bedroom apartment with a garden and 2 bathrooms on the ground floor of the Tulipa Modřany residential complex, surrounded by greenery and complete with a private park, playground and 24-hour security.

The dominant feature of the apartment is a spacious and bright living room with a fully equipped kitchen with Whirlpool appliances. There are 3 bedrooms, 2 bathrooms (one en-suite with shower and one shared with bathtub), an entrance hall and utility room with space for washing machine and dryer. All rooms have access to **terrace and garden, which is exclusive to the apartment**.

Amenities include laminate floating floors in the rooms, tiles in bathrooms, hall and utility room, wood on the terrace, wooden interior doors and windows. Plenty of storage space provided by built-in wardrobes in the hall and master bedroom. The apartment features security sensors, video intercom, top safety entrance doors.

The price of the apartment includes a cellar and 2 garage parking spaces, there is also pram storage. The house has a modern elevator and concierge.

All amenities in place. The city center is accessible in minutes by car and public transport (tram / bus) or by train from the nearby station Praha-Modřany, 1km from the house is the prestigious British Prague School. Modřany and surroundings also offer a diverse range of cultural and sporting activities – Břežanský potok valley with the Závist and Šance hills, Zbraslav Chateau, bicycle and in-line skating tracks, Aeroklub Točná aero club, golf courses in Hodkovičky and Zbraslav.

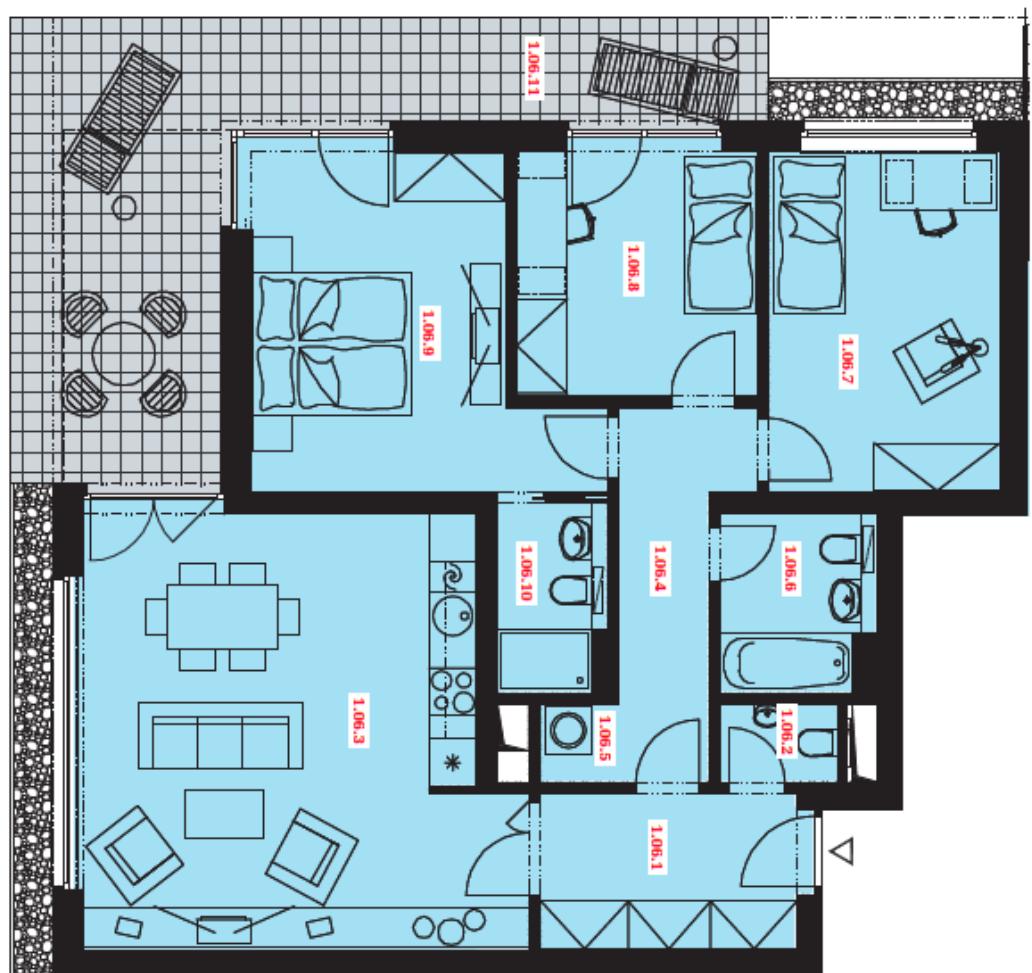
Interior 90 m², terrace 25 m², garden 185 m², cellar 2 m².



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OZN.	NÁZEV MÍSTNOSTI	m ²
1.06.1	PŘEDSÍN	7.1
1.06.2	WC	1.5
1.06.3	OBÝVACÍ POKOJ + KK	20.0
1.06.4	CHODBA	6.6
1.06.5	TECHNICKÁ MÍSTNOST	0.9
1.06.6	KOUPELNA	4.0
1.06.7	LOŽNICE	12.8
1.06.8	LOŽNICE	9.5
1.06.9	LOŽNICE	15.6
1.06.10	KOUPELNA	2.9
CELKOVÁ PLOCHA BYTU		89.9
1.06.11	ZAHRADNÍ TERASA	25.9
CELKOVÁ PLOCHA		115.8