



## Apartment Two-bedroom (3+kk)

Sold

73 m<sup>2</sup>, Prague 4, Modřany





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Total area	80 m <sup>2</sup>
Floor area*	73 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Garden	158 m <sup>2</sup>
Parking	garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26455

\* 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.

**Modern character, comfort and within reach of all services and the center, yet featuring the pleasant atmosphere of countryside living right next to a forest - all this and more is offered by a newly emerging residential quarter set between the Vltava River and the Modřanská rokle gorge. This complex with a small square and small streets will provide safety, privacy and leisure time areas that will be appreciated not only by families with children.** Start of construction Q1 2018, completion scheduled for Q4 2019.

This **southeast-oriented apartment with a garden** is located on the ground floor of a three-story apartment building and offers an interior consisting of an entrance hall that reaches all rooms: main living room with kitchen and dining area and an entrance to the terrace leading to the garden, two bedrooms, bathroom, separate toilet and storage space. The apartment has a **cellar**, which is not included in the purchase price. Option to buy a **parking space** in the underground garage.

**Practically designed interiors with high quality technical backgrounds** including laminate floating floors, large-size tiles, bathrooms with JIKA and Kaldewei sanitary fittings, preparation for the kitchen unit and ceiling lights.

The residential complex **adjacent to a forest** and the nearby Modřany rokle gorge, is set in a very practical location, providing you with **all necessary services within walking distance**. Within a 10-minute walk you will reach a **basic school and a kindergarten, supermarket and bus stop** in the direction of the Háje metro station (line C). Nearby you can find a fitness trail along the Vltava River. There is also a train station and a **quick connection to the Prague ring road**. The center of Prague can be reached by car in 20 minutes.

The purchase price includes VAT and it is not subject to the property transfer tax. Interior 73.0 m<sup>2</sup>, terrace 6.9 m<sup>2</sup>, garden 158.1 m<sup>2</sup>.

For more information, please visit the project website [Residence by Modřanská rokle](#). Should you be interested in a house or a plot please see the website of the adjoining project [Family Houses by Modřanská rokle](#).



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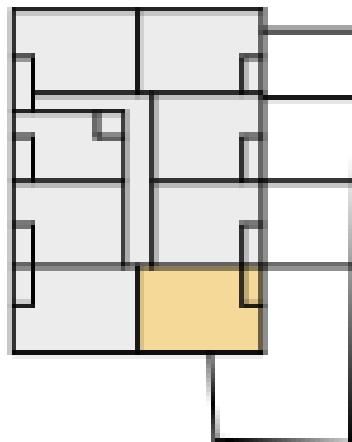
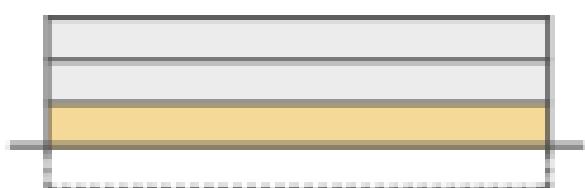
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1.NP / FLOOR

II.A2.06



Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
01	chodba / hall	9,8
01a	tm / utility room	0,9
02	koupelna / bathroom	3,9
03	obytný prostor / living room	26,4
04	pokoj / bedroom	12,4
05	kuchyně / kitchen	1,8
06	pokoj / bedroom	11,8
07	wc / toilet	1,3
užitná plocha bytu / total area of rooms		68,3
celková plocha bytu / total area of flat		73,0
08	terasa / terrace	6,9
09	zahrada / garden	158,1