



## Apartment Two-bedroom (3+kk)

73 m², Prague 4, Modřany

**Sold**





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Total area	80 m²
Floor area*	73 m²
Terrace	7 m²
Garden	158 m²
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 m², terrace 6.9 m², garden 158.1 m².

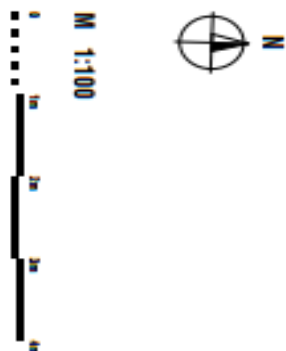
For more information, please visit the project website [Residence by Modřanská rokle](#). Should you be interested in a house or a plot please see the website of the adjoining project [Family Houses by Modřanská rokle](#).



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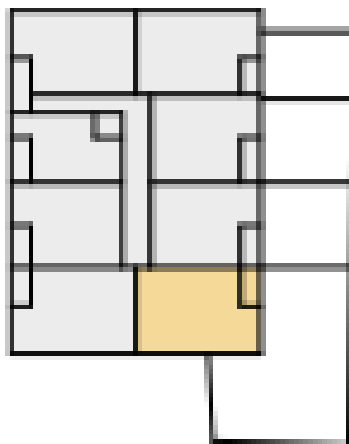
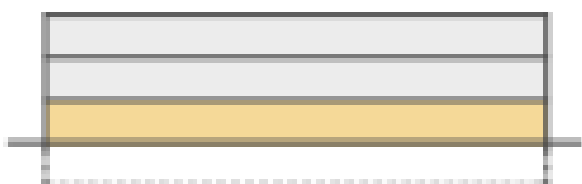
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**1.NP / FLOOR****II.A2.06**

Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m²)
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01	chodba / hall	9,8
01a	tm / utility room	0,9
02	koupelna / bathroom	3,9
03	obytný prostor / living room	26,4
04	pokoř / bedroom	12,4
05	kuchyně / kitchen	1,8
06	pokoř / 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