



Apartment Studio (1+kk)

Sold

52 m², Prague 4, Modřany





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Total area	61 m ²
Floor area*	52 m ²
Terrace	9 m ²
Garden	63 m ²
Parking	garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26461

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

This **East-oriented apartment with garden** is located on the 1st floor of a two-storey apartment building and offers an interior consisting of an entrance hall leading to main living room with kitchen, dining area and a balcony, bathroom with toilet and an utility room or a walk-in closet. 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 a bus stop** in the direction of the Háje metro station (line C). Nearby you can find a fitness trail along the Vltava River. Nearby you can also 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 51.7 m², terrace 8.6 m², rooftop terrace 62.8 m².

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



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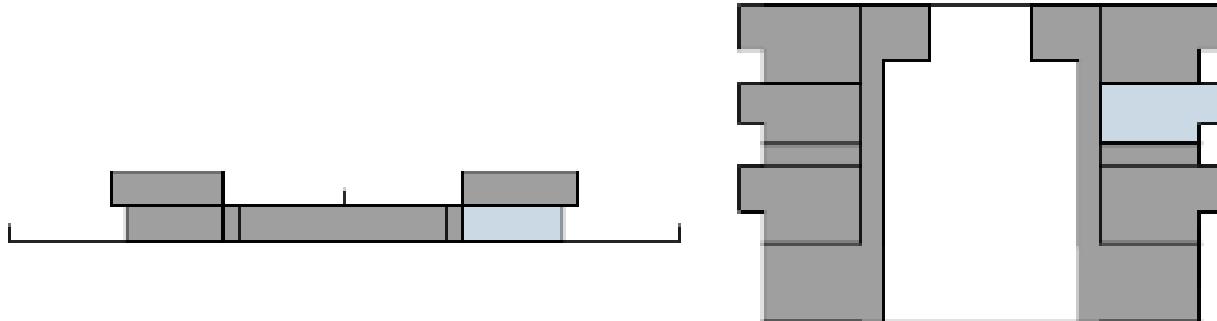
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1.PP / FLOOR

II.01.05

Č.M. / No. NÁZEV MÍSTNOSTI / ROOM PLOCHA / AREA (m²)

01	chodba / hall	4,3
02	kuchyně / kitchen	6,1
03	obytný prostor / living room	26,5
04	šatna / wardrobe	5,6
05	koupelna / bathroom	6,5

užitná plocha bytu / total area of rooms	49,0
celková plocha bytu / total area of flat	51,7

06	terasa / terrace	8,6
07	zahrada / garden	62,8
08	sklad/store	2,8