



## Apartment Three-bedroom (4+kk)

Sold

89 m<sup>2</sup>, Prague 4, Modřany





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Total area	97 m²
Floor area*	89 m²
Balcony	8 m²
Parking	garage parking space at extra cost
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26462

\* 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. The complex with a small square and small streets will provide safety, privacy and leisure areas that will be appreciated not only by families with children.** Start of construction Q1 2018, completion scheduled for Q4 2019.

This **southwest-oriented apartment with balcony** is located on the 2nd floor of a three-story apartment building and offers an interior consisting of an entrance hall that leads to all rooms: main living room with kitchen and dining area, three bedrooms (one with en-suite bathroom), second bathroom with 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 a 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 89.4 m², balcony 8.2 m².

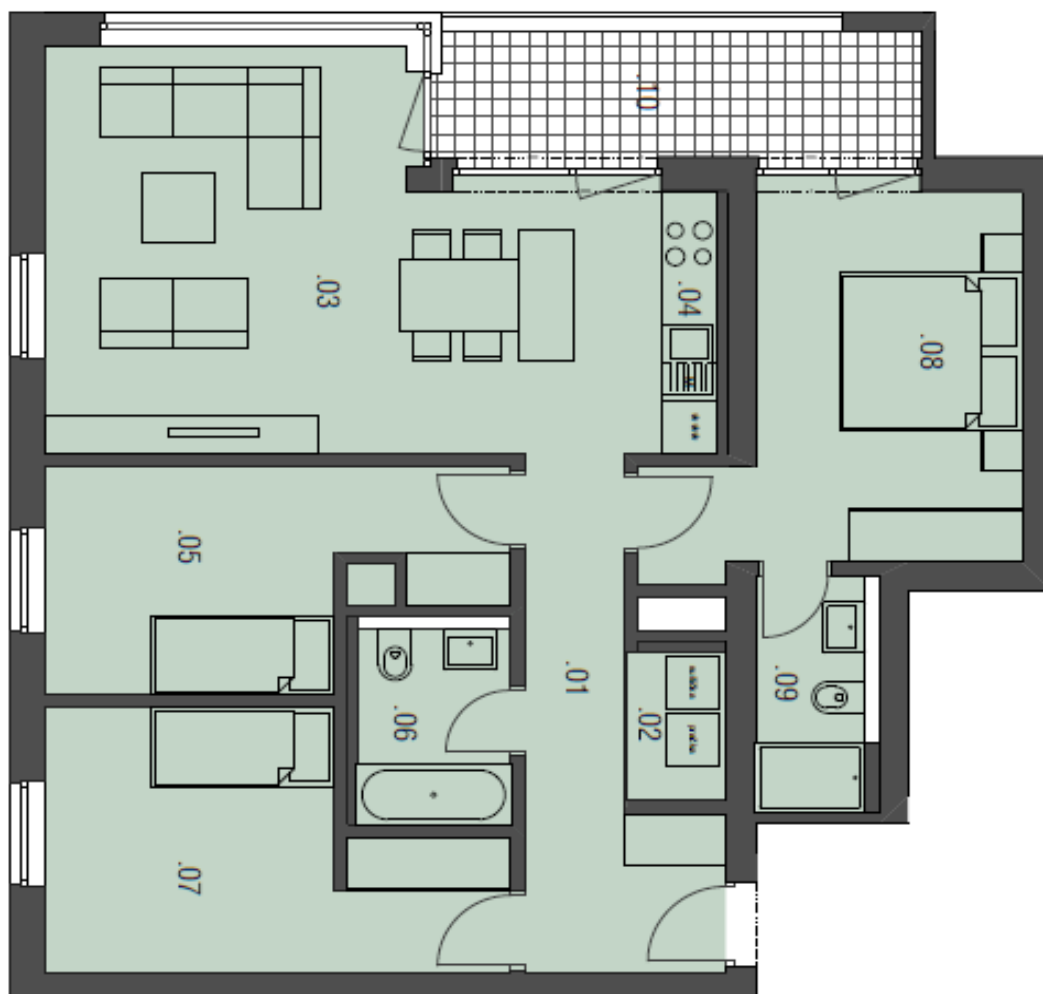
For more information, please visit the project website: [Residence by Modřanská rokle](#). Should you be interested in a house or a plot please see the website of the adjoining project: [Family Houses by Modřanská rokle](#).

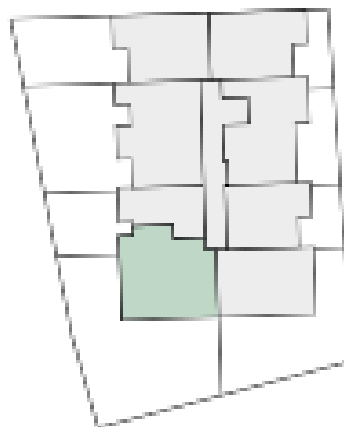
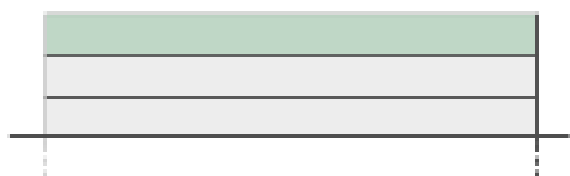


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Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
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01	chodba / hall	8,5
02	tm / utility room	1,9
03	obytný prostor / living room	27,4
04	kuchyně / kitchen	1,8
05	pokoj / bedroom	10,8
06	koupelna / bathroom	3,8
07	pokoj / bedroom	12,4
08	pokoj / bedroom	14,3
09	koupelna / bathroom	3,2

užitná plocha bytu / total area of rooms	84,1
celková plocha bytu / total area of flat	89,4

10	balkon / balcony	8,2
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