



## Apartment Three-bedroom (4+kk)

Sold

89 m<sup>2</sup>, Prague 4, Modřany





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|                  |                                    |
|------------------|------------------------------------|
| Total area       | 97 m <sup>2</sup>                  |
| Floor area*      | 89 m <sup>2</sup>                  |
| Balcony          | 8 m <sup>2</sup>                   |
| 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 m<sup>2</sup>, balcony 8.2 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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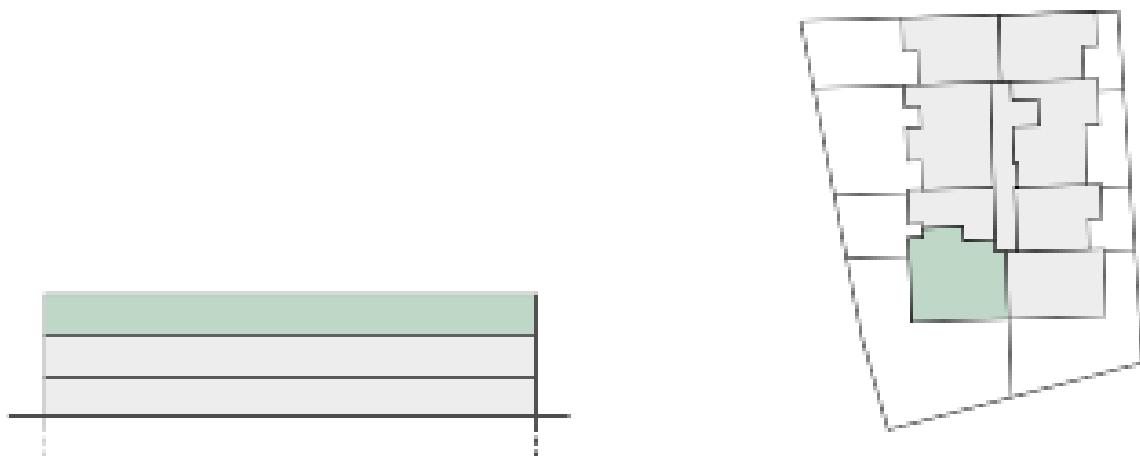
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3.NP / FLOOR

II.A1.22



| Č.M. / No. | NÁZEV MÍSTNOSTI / ROOM | PLOCHA / AREA (m <sup>2</sup> ) |
|------------|------------------------|---------------------------------|
|------------|------------------------|---------------------------------|

|    |                              |      |
|----|------------------------------|------|
| 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 |
|----|------------------|-----|