



## Apartment Two-bedroom (3+kk)

Sold

69 m<sup>2</sup>, Prague 4, Modřany, Štolcova



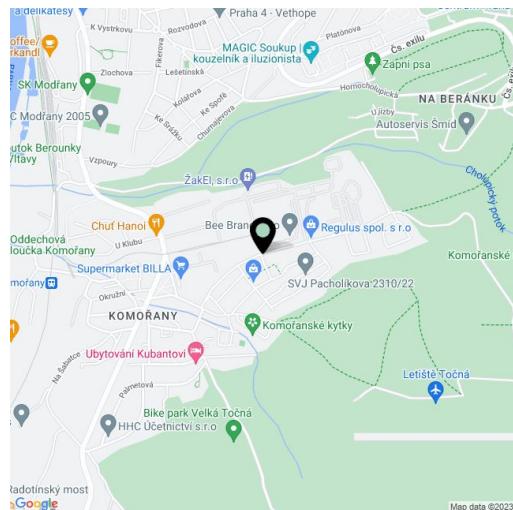


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Total area	75 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Garden	107 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	32961



\* 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.

This fully equipped garden apartment with a garage parking space is part of a modern building in the Modřanský háj residential complex, which is situated in a quiet location just a few steps from a natural park.

The layout consists of a living room with a kitchen and access to the loggia (at the garden level), a bedroom, a study (currently used as a dressing room), a hallway, a bathroom (shower, sink, toilet), and a guest toilet.

Facilities include **wooden windows** with safety mirror films, and on the south side with exterior blinds, laminate floors, Gorenje kitchen appliances (**induction hob**), a Franke sink, a projection screen, and a preparation for a projector (in the living room), built-in wardrobes, and security equipment (with the possibility of connecting it to a central station). The entrance to the building and garage is electronic. The unit comes with a garage parking space and cellar; the purchase price includes all the interior equipment shown on the photographs.

The building stands on a quiet dead end street on the edge of the **Modřanská Rokle Forest Park**. Nearby is a supermarket, a playground, and a kindergarten. Other civic amenities are within quick reach by car or bus (the stop is about 200 meters from the building). The surroundings offer a wide range of **sports facilities**, nearby is a leisure complex, a sports center, a community space, a golf club, and a popular bike trail along the Vltava River.

Interior 69.2 m<sup>2</sup>, balcony 6.46 m<sup>2</sup>, front garden 107.21 m<sup>2</sup>, cellar 3.01 m<sup>2</sup>.



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Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
01	chodba / hall	9,4
01a	lm / utility room	0,9
02	koupelna / bathroom	4,0
03	pokoj / bedroom	12,3
04	obýv. prostor / living room	26,3
05	kuchyně / kitchen	1,8
06	pokoj / bedroom	11,6
07	WC / toilet	1,4
užitná plocha bytu / total area of rooms		67,7
celková plocha bytu / total area of flat		71,7
08	terasa / terrace	8,5
09	střešní zahrada / roof garden	29,2
10	zahrada / garden	77,0

