



## Apartment Four-bedroom (5+1)

Sold

180.2 m<sup>2</sup>, Prague 4, Modřany, Na Srážku



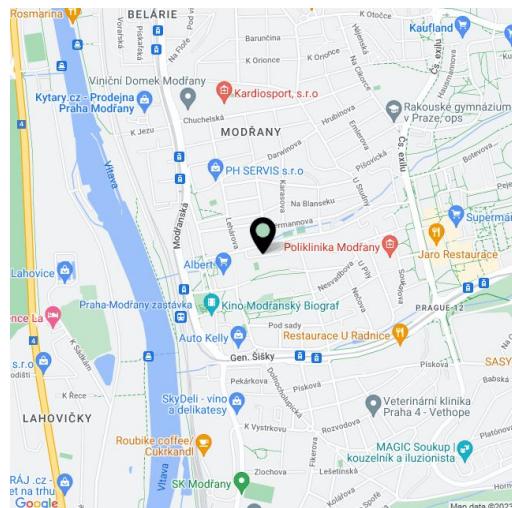


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Total area	215 m <sup>2</sup>
Floor area*	180 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Parking	2 garage parking spaces
Cellar	Yes
Service price	11 000 CZK monthly
PENB	B
Reference number	38930



\* 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 premium equipped air-conditioned penthouse with south-facing terraces, a balcony, and views of nearby greenery and the surrounding area is located on the top floor of the exclusive, architecturally successful Modřany residence from 2010 with an elevator, a reception, 24-hour security, CCTV, a fitness room, a sauna, a pram room, and underground parking.

The floor area of the penthouse (on the 4th floor) is conveniently divided into a large living room connected to the kitchen and dining room, a master bedroom with an en-suite bathroom and dressing room, 2 children's bedrooms (with a shared bathroom and a separate toilet), an entrance hall, and a utility room. Each room has access to one of two **terraces** or a **balcony** overlooking the park and playground.

Facilities valued at **CZK 4.3 million** include **air-conditioning**, oak floors, heated tiles, large-format tiles, double-glazed wooden windows with safety and **sun protection foils**, automatic window blinds, and Somfy awnings with a TaHoma system, a luxury German Nolte kitchen with glass tiles, a Liebherr refrigerator, and wine cellar, a Gardesa security entrance door (security class 5), curtains, drapes, and carpets by premium brands, **Artemide** lighting, a **Natuzzi** sofa, a Donate table and chairs, **Almi Dekor** bedroom furniture, Emco accessories and stylish Perlata tiles in the bathrooms, a **Miele** washer and dryer, TADO thermostats with the possibility of remote heating control. The apartment is guarded by a Jablotron security system and flood and motion sensors. The greenery in the exterior and interior was designed by the **landscape architect Mario Wild**; the maintenance of the greenery on the terraces is taken care of by automatic irrigation. Heating is provided by a gas boiler room in the house. The purchase price includes **2 garage spaces** and a cellar storage unit.

The residence is located next to an elementary school and a supermarket; there are several other schools and kindergartens in the vicinity. Nearby is a clinic, other supermarkets, a shopping center, a cinema, playgrounds, tennis courts, restaurants, and cafes. A short drive away is the **Austrian Grammar School** or the **Prague British International School**. Transport connections are provided by buses, a tram stop is a 10-minute walk away, as is a train station with direct connections to the Main Railway Station. The district is made even more pleasant thanks to the large green areas of the **Modřanská Rokle** and the **fitness trail along the Vltava River**.

Interior 180.2 m<sup>2</sup>, terrace 35.1 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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