



## Apartment Three-bedroom (4+kk)

Ask for price

176.5 m², Prague 4, Modřany, Československého exilu





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Total area	457 m²
Floor area*	177 m²
Balcony	55 m²
Terrace	225 m²
Parking	2 parking spaces in a neighboring project, motorcycle parking space right next to the unit, an outdoor parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	43917

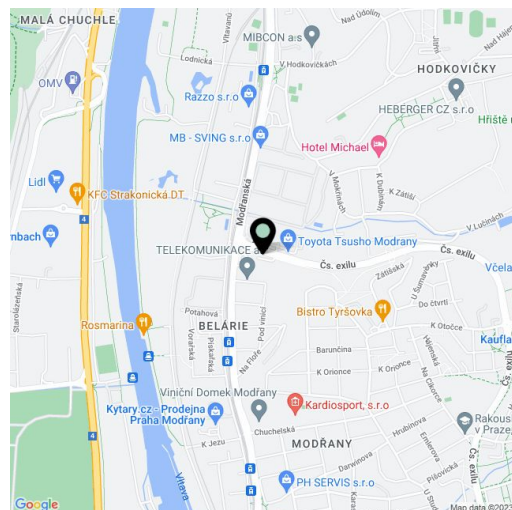
We exclusively offer this stylish industrial penthouse with a private pool in the unique Vanguard Penthouses quartet featuring a fully flexible layout, a balcony, a rooftop terrace with uninterrupted views of the city center and greenery, and three parking spaces. Just a few steps from a 9-hole golf course and a popular cycling and inline skating trail along the river, with easy access to international schools and complete essential amenities.

The apartment on the top floors (12th and 13th) is offered as an open shell & core space with an **above-standard ceiling height of almost 4 m**. This provides an opportunity to complete the layout and final surfaces according to individual tastes and needs. For example, a three-bedroom apartment can be created here, featuring a spacious living room with an open kitchen and dining area, three bedrooms with en-suite bathrooms, **a balcony**, a walk-in closet, a toilet, and an entrance hall with a staircase leading to a nearly **255 m² rooftop terrace with an unobstructed 360° view**. The apartment includes **2 cellars**, a **premium motorcycle parking space right by the apartment**, conveniently accessible via car elevator, **2 parking spaces in a neighboring project**, and an **outdoor parking space**.

The high standard of the building includes a glass façade, fire-resistant glass partitions, masonry double soundproof walls between units, maintenance-free metal railings on the terraces, a videophone, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. A stainless steel pool is ready on the rooftop terrace. Residents will have access to an entry lobby with a **reception and concierge service**, a **wellness zone/spa, fitness and cardio zone**, cinema/party room, a glass-walled **18-meter swimming pool**, a meeting room, and a laundry facility.

The Modřany area, which is gradually transforming from an industrial suburb into a modern district with **landscaped greenery** and full infrastructure, is located close to the city center. It is accessible by car via a direct riverside route, as well as conveniently by tram or bicycle along a **pleasant off-road bike path**. A kindergarten and elementary school, **Austrian Gymnasium**, Classical Gymnasium Modřany, **Prague British International School**, supermarkets, and other shops are just a few minutes away. An auto showroom and gas station operate directly by the building, and within walking distance are a private medical center, café, and **numerous sports facilities**, including a **golf course**.

Floor area 176.5 m², balcony 55 m², rooftop terrace 225.4 m², swimming pool 26.1 m², 2 cellars.



\* 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.



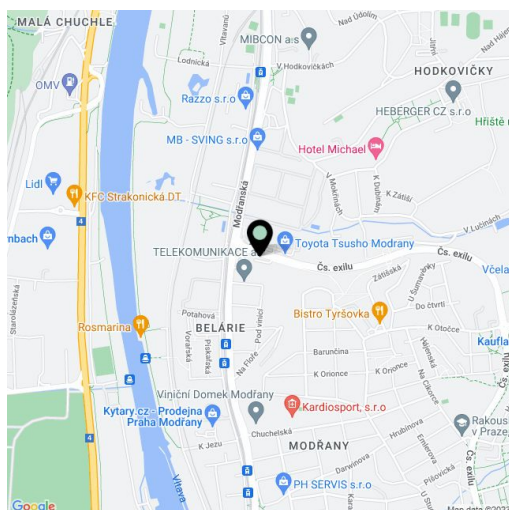


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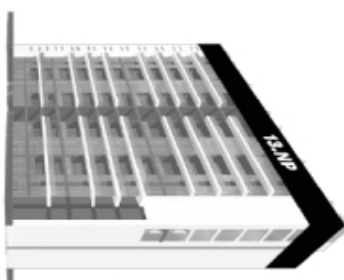
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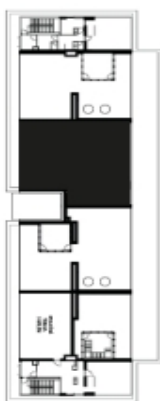
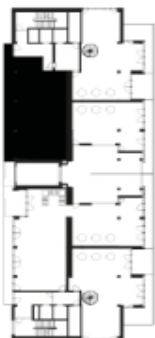
### Loft 1351 - Shell&Core 13.NP

Světla výška rovného nového stropu	3,98 m
Podlahová plocha	176,5 m²
Balkon	55 m²
Střešní terasa	225,4 m²
Parkovací stání č. 46	15,8 m²
Sklepní kóje č. 25	2,8 m²
Celková plocha	475,5 m²
Orientace	J,S

Pozice v rámci budovy

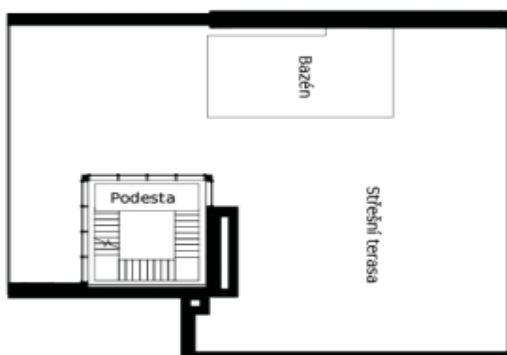
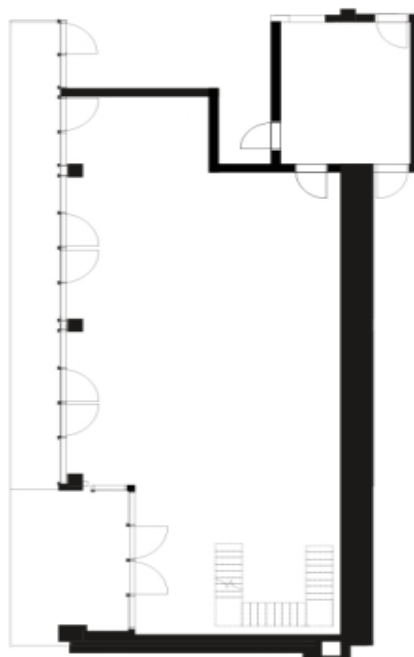


Pozice v rámci podlaží



\* Plochy jednotek jsou pouze orientační. Přesné parametry budou specifikovány v kupní smlouvě.

Stav při předání: Shell&Core



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