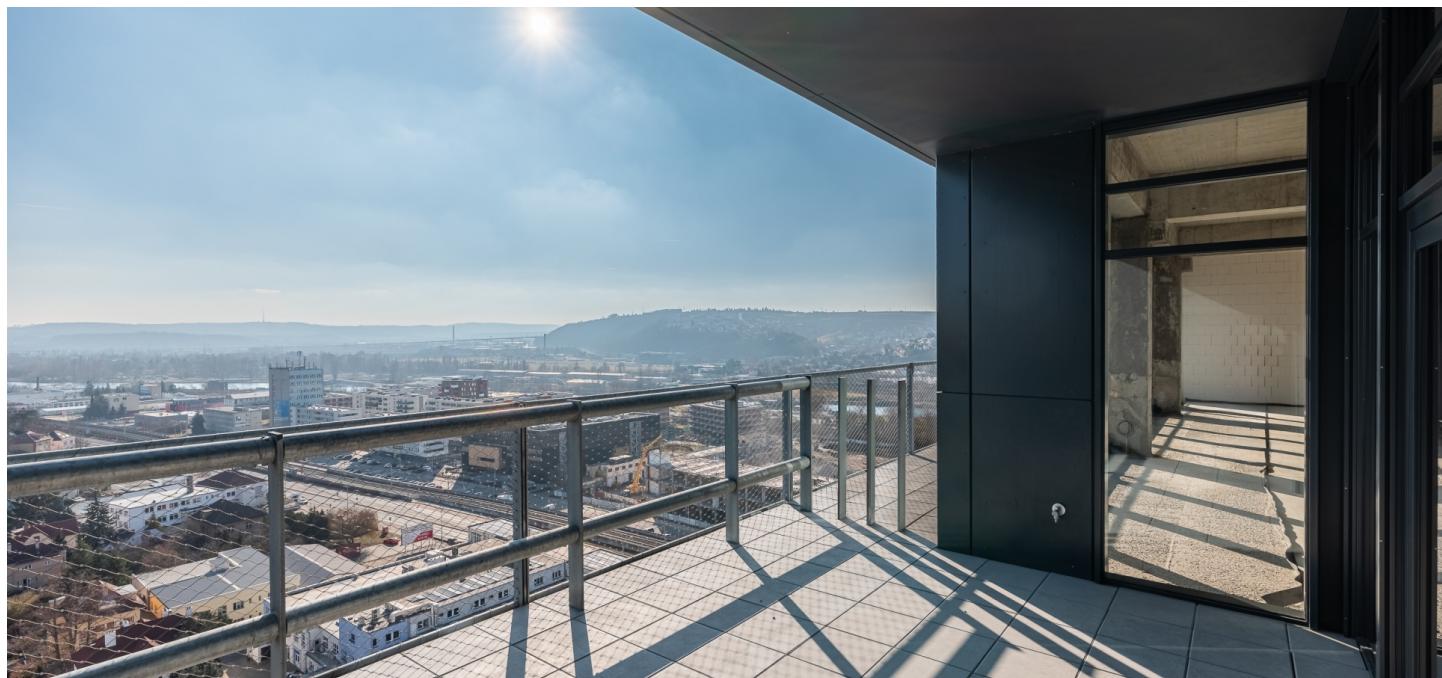




Apartment Three-bedroom (4+kk)

Ask for price

287.5 m², Prague 4, Modřany, Československého exilu

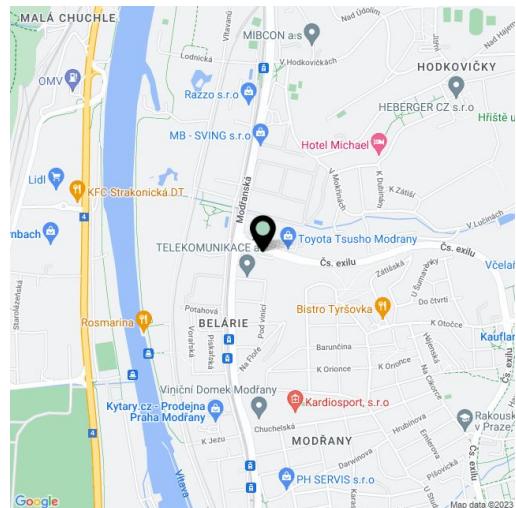




Apartment Three-bedroom (4+kk)

Ask for price287.5 m², Prague 4, Modřany, Československého exilu

Total area	498 m ²
Floor area*	288 m ²
Balcony	50 m ²
Terrace	160 m ²
Parking	2 parking spaces in the neighbouring project, an exterior parking space.
Garage	Yes
Cellar	-
PENB	B
Reference number	43918



* 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.

An exclusive offer of a spacious industrial style penthouse in the unique **Vanguard Prague** project—completely variable layout, balcony, roof terrace with unobstructed views of the city center and greenery, and 2 parking spaces. Just a few steps from a nine-hole golf course and a popular fitness trail along the river, it is within easy reach of international schools and everything you need.

The apartment unit on the highest floors (12th and 13th floors) is offered as an open shell & core space with **an above-standard ceiling height of almost 4 m**. It thus provides the opportunity to finish the final surfaces and create a layout according to your taste and needs. For example, a 3-bedroom apartment with a large living room with an open plan kitchen and dining area, 3 bedrooms with en-suite bathrooms, a **balcony**, a dressing room, a toilet, and an entrance hall with a staircase to an almost **200-meter roof terrace** with unobstructed **360° views of the surroundings** can be created here. **The apartment comes with two cellar storage units, two parking spaces in the neighbouring project and an exterior parking space.**

The industrial building with a rich history is now becoming a **modern premium residence**. It has been redesigned by **Ing. architect Petr Drexler**, and renowned architectural studios have participated in the interiors. Those interested can **visit 2 model lofts**, one furnished by the **OOOOX** studio and the other by **Ivanka Kowalski**, and buyers can have their new home completed according to one of their designs. **The high-standard amenities** of the building include a **glazed facade**, fire-rated glass partitions, masonry, double-walled sound-insulating partition walls between the units, maintenance-free metal railings on terraces, a videophone, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. There is a **stainless steel swimming pool** on the roof terrace; the unit comes with **2 parking spaces**. An entrance **lobby with a reception with concierge services, a wellness/spa, a fitness and cardio zone, a cinema/party room, a glass-enclosed 18-meter swimming pool**, a meeting room, or a laundry room will be available to the residents.

The area, which has undergone a successful transformation in recent years from an industrial suburb to a modern district with **landscaped greenery** and a complete infrastructure is located near the city center. It is accessible by car along the waterfront, which takes about 10 minutes off-peak. However, it is also convenient to travel by tram or bike via a pleasant, **safe bike path**. The ride to a kindergarten and elementary school, **the Austrian High School**, the Modřany Classical High School, the **Prague British International School**, supermarkets, and other shops takes only a few minutes. Right next to the building is a car showroom and a gas station, and a private medical center, cafe, and **many sports fields** for all ages, including a nine-hole **golf course**, are all within walking distance.

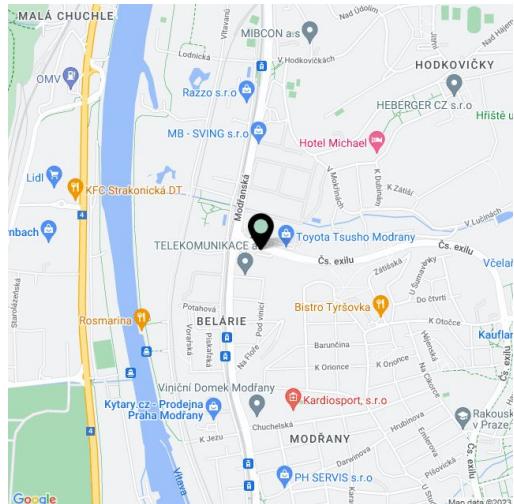
Floor area 287.5 m², balcony 49.9 m², roof terrace 159.8 m², cellar.



Apartment Three-bedroom (4+kk)

Ask for price287.5 m², Prague 4, Modřany, Československého exilu

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Apartment Three-bedroom (4+kk)

287.5 m², Prague 4, Modřany, Československého exilu

Ask for price

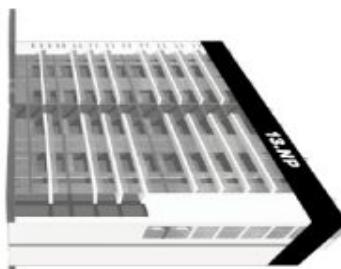


Loft 1352 - Shell&Core

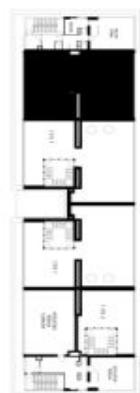
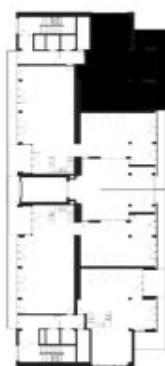
13.NP

VANGUARD	
Světlá výška rovněž nového stropu	3,98 m
Podlahová plocha	174,5 m ²
Balkón	49,9 m ²
Sřešní terasa	159,8 m ²
Orientace	S, Z

Pozice v rámci budovy



Pozice v rámci podlaží



* Plochy pohledek jsou pouze orientační. Přesné parametry budou
specifickou my svýkupu objektu.

Stav při předání: Shell&Core

