



House Five-bedroom (6+1)

€ 1 239 817 | CZK 31 200 000

362 m², Prague 4, Modřany, Rozvodova





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Total area	362 m ²
Plot	640 m ²
Foot print	174 m ²
Garden	466 m ²
Floor area	270 m ²
Terrace	52 m ²
Parking	Lockable garage for two cars
Garage	40 m ²
Cellar	Yes
PENB	B
Reference number	103512

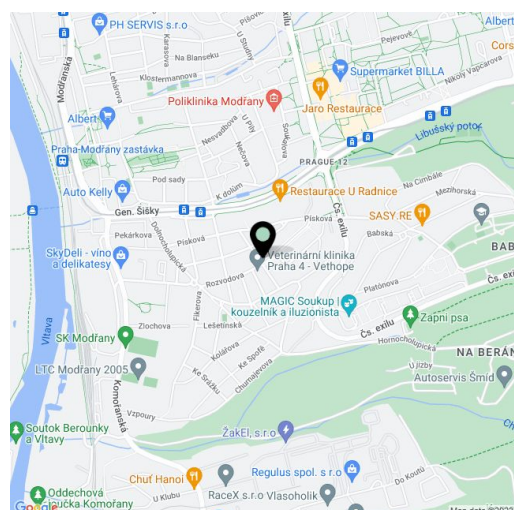
This family house currently in a phase prior to completion with the possibility of finalization within 3 months is located on a quiet street lined with greenery in a residential part of Modřany, just a few minutes' walk from a tram stop, Sofijské Square, and the Modřanská rokle forest park, and within a short driving distance of international schools.

The ground floor consists of a living room with access to the **terrace** and **garden**, a separate kitchen with a dining room and access to the **terrace**, a hall, a toilet, a **walk-in wardrobe**, a pantry, and a foyer. Upstairs is a generously designed master bedroom with a **walk-in wardrobe**, 2 additional bedrooms (the larger one can be further divided into 2 rooms), a study, 2 **bathrooms**, a separate toilet, and a hallway with storage space. The basement contains utility facilities (with a connection for a washing machine and dryer), storage areas, a toilet, and a **room with its own entrance** that can be used as an office, workshop, or wellness (there is a **preparation for a sauna**).

The overall reconstruction and extension of the original house was done using monolithic structures and Porotherm masonry; the building is already connected to utility networks (water, electricity, sewage, gas) and the internal wiring is also complete. The windows by the **Izoglass** brand are **aluminum with insulating triple glazing**, and both entrance doors have safety laminated glass, three-point locks, and hinges preventing unhinging. **Hot water underfloor heating** throughout with the possibility of independent regulation in individual rooms. In each room is a preparation for a TV connected to the Internet and a data socket, on all floors is an amplifier for fast Internet. Facilities also include a gas boiler, a **laundry chute**, a preparation for a heat pump, photovoltaic panels (possibility to draw subsidies), a charging station for electric cars, for exterior blinds, a videophone, air-conditioning units, and a camera and security system. A **double garage** can be used for trouble-free parking.

The building is located in a **quiet green district**, and the nearby tram stop provides excellent connections to the city center. There is a railway station nearby and a future line D metro station is also planned. When traveling by car, another advantage is the quick connection to the Prague and City ring roads. A kindergarten and elementary school are within walking distance, and there are also **prestigious schools** nearby: the Austrian Gymnasium, the Nový PORG, or the Prague British International School. The location is very pleasant thanks to the extensive **Modřanská rokle nature park** and the **bike path along the Vltava River**.

Usable area 361.54 m² (of which interior 269.53 m², garage 39.89 m², terraces 29.26 m² + 22.86)





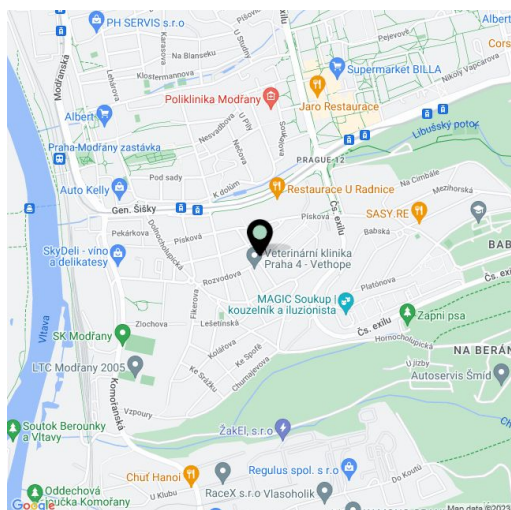
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m²), built-up area 174 m², garden 466 m², plot 640 m².

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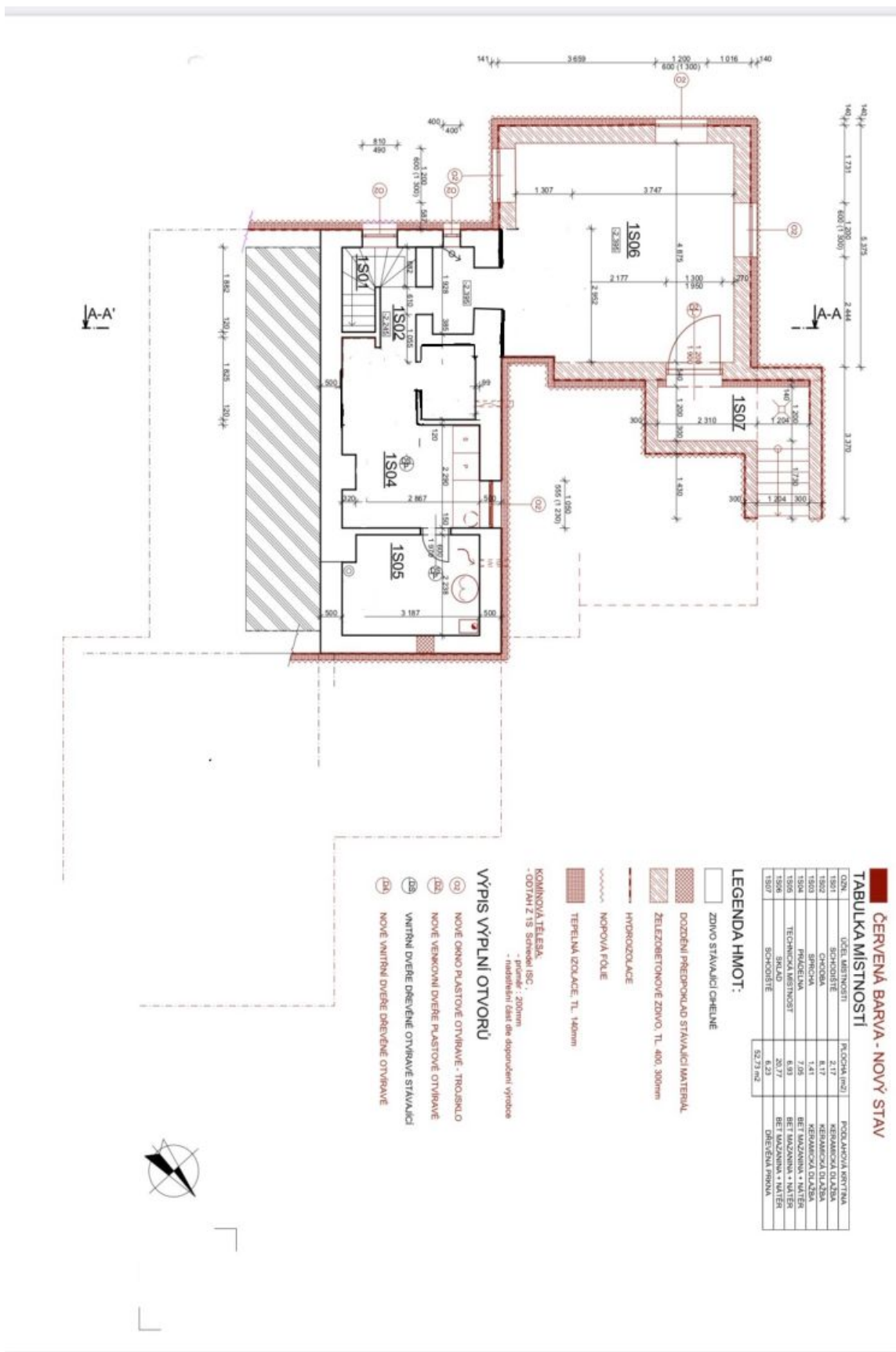




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ČERVENÁ BARVA - NOVÝ STAV

TABULKA MÍSTNOSTI

ČÍSLO	UČEL MÍSTNOSTI	PLOCHA (m ²)	PODLAŽNÍ ÚROVEŇ
1S01	SCHODIŠTĚ	2,17	KERAMICKÁ DLÁŽBA
1S02	CHODBA	8,17	KERAMICKÁ DLÁŽBA
1S03	SPRCHA	1,41	KERAMICKÁ DLÁŽBA
1S04	PRADELNA	7,95	BET. MAZANINA + VÁLEN
1S05	TECHNICKÁ MÍSTNOST	6,93	BET. MAZANINA + VÁLEN
1S06	KUCHYŇ	8,23	BET. MAZANINA + VÁLEN
1S07	SCHODIŠTĚ	52,73	DRHĚNÁ PRKNA

LEGENDA HMOT:

- ZDIVO STAVAJÍCÍ CHEMIE
- DVOZDĚNÍ PŘEDPOKLAD STAVAJÍCÍ MATERIÁL
- ŽELEZOBETONOVÉ ZDIVO, TL. 400, 300mm
- HYDROIZOLACE
- NĀPOVĀ FOLIE
- TĚPĚLNĀ IZOLACE, TL. 140mm

KOMINOVĀ TĚLESĀ

- OTVĚRY 2 1/3 Srovnání 15C - 200mm
- nastavení čar dle dependenci výhledu

VÝPIS VÝPLNĚ OTVORŮ

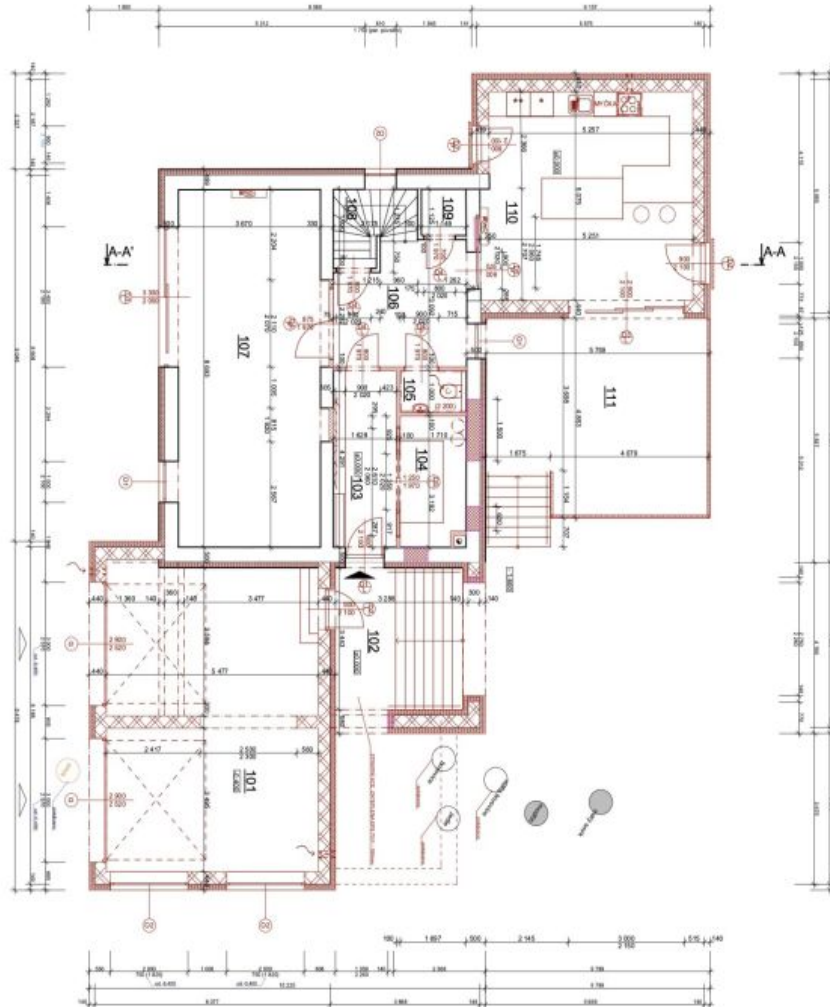
- NOVĚ OKNO PLASTOVĚ OTVĚRÁVĚ - TROUSKLO
- NOVĚ VENKOVNĀ DVEŘĚ PLASTOVĚ OTVĚRÁVĚ
- VNITRNĀ DVEŘĚ DŘEVĚNĚ OTVĚRÁVĚ STAVAJÍCÍ
- NOVĚ VNITRNĀ DVEŘĚ DŘEVĚNĚ OTVĚRÁVĚ



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TABULKA MÍSTNOSTI

NOVÝ STAV	POSLONOSTI	POSLONOSTI
101	101	101
102	102	102
103	103	103
104	104	104
105	105	105
106	106	106
107	107	107
108	108	108
109	109	109
110	110	110
111	111	111

LEGENDA HMOTI:

- ◻ ZEMO STAVUJÍCÍ ČERVENÉ POPLK. P. V. NOVOSKLADOVÉ
- ◻ KODOVANÍ PŘEDPOKLADU STAVUJÍCÍ MATEŘSKÁ
- ◻ ZEMO Z BLOKU POBYTOVÝM 20 P. T. L. 100mm
- ◻ ZEMO Z PŘÍKONKERN SPONTOHEDRA 14 P. T. L. 100mm
- ◻ ZEMO Z PŘÍKONKERN STYKAL. T. 100mm
- ◻ ŠOK. T. 100mm
- ◻ TERENNÍ DOPLÁK. T. 100mm

KODOVANÁ TĚLĚSKA - KODOVANÍ Z 19 STAVUJÍCÍM - KODOVANÍ DLE DAŘ. STAVUJÍCÍM VÝKRESU

VÝPIS VÝPLNÍ OTVORŮ

- 1 OKNO PLASTOVÉ POKRYTÉ - TROJSKLO
- 2 OKNO PLASTOVÉ OTVÁRACÍ - TROJSKLO
- 3 VÝKONOVÍ DVEŘE PLASTOVÉ OTVÁRACÍ - HAVAN/UTRUP
- 4 VÝKONOVÍ DVEŘE PLASTOVÉ OTVÁRACÍ
- 5 VÝKONOVÍ DVEŘE PLASTOVÉ NEOTVÁRACÍ
- 6 VÝKONOVÍ DVEŘE OCEKOVÉ OTVÁRACÍ
- 7 VÝKONOVÍ DVEŘE OCEKOVÉ NEOTVÁRACÍ

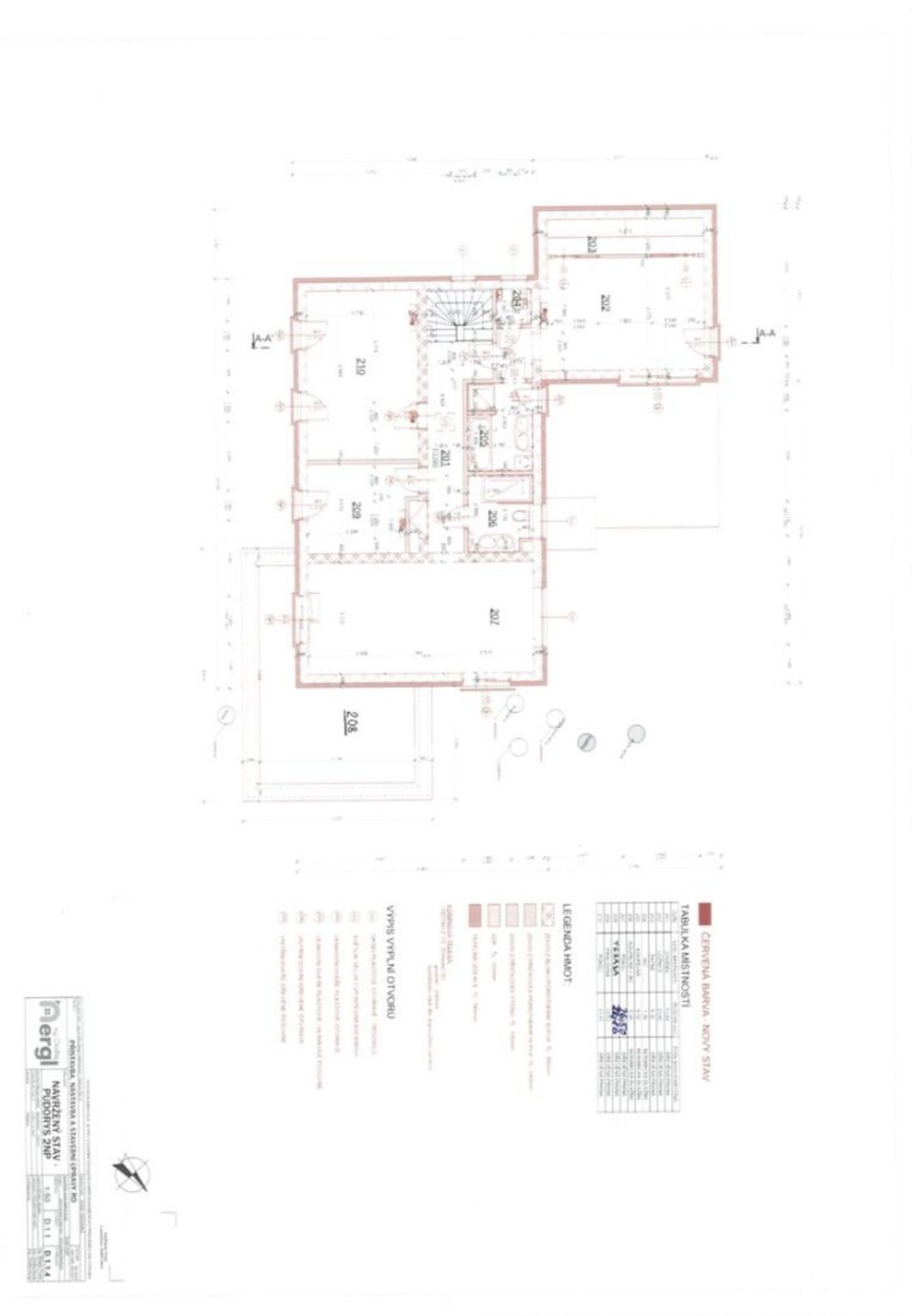




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