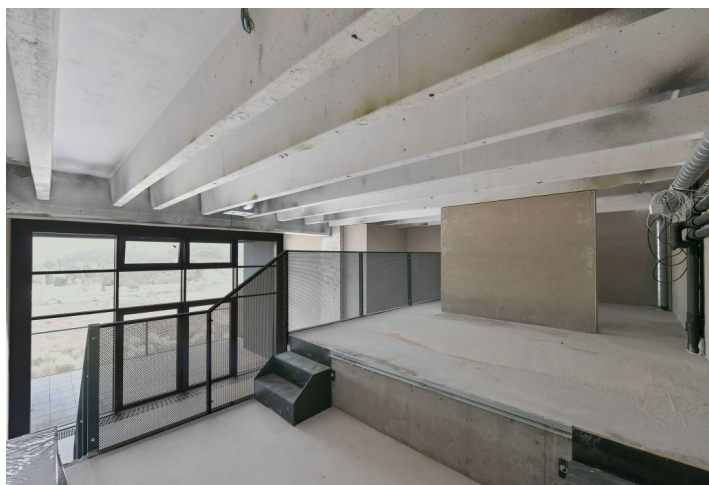




## Apartment One-bedroom (2+kk)

€ 595 948 | CZK 15 000 000

80.3 m<sup>2</sup>, Prague 4, Modřany, Československého exilu





## Apartment One-bedroom (2+kk)

€ 595 948 | CZK 15 000 000

80.3 m<sup>2</sup>, Prague 4, Modřany, Československého exilu

Total area	101 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Outdoor parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	103902

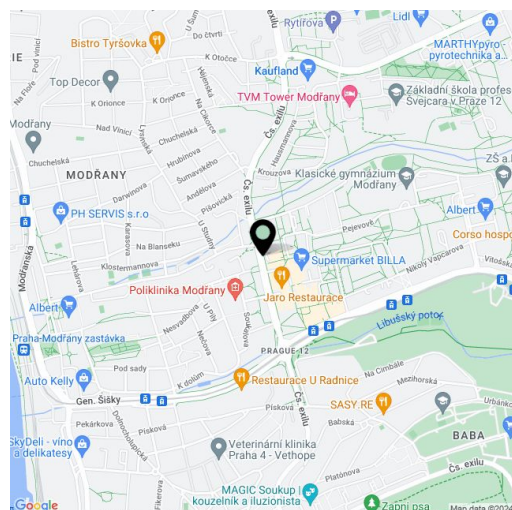
This stylish industrial loft with a terrace and views of the distant surroundings is located on the 9th floor of the Vanguard Prague residential project, created in the high-rise building of a former factory. The residence with a wide range of services for its residents is a dominant feature of the lower part of Modřany, situated just a few steps from the golf course in Hodkovičky and the popular bike path along the Vltava River.

The area of the unit consists of a main living room with access to the terrace, a kitchen preparation area, a bathroom (with a walk-in shower and toilet), a storage room, and a vestibule. A staircase leads from the living space to the mezzanine floor with a partition separating the future walk-in wardrobe.

The bathroom and railing in an industrial-style was designed by the architect **Ivanka Kowalski**. The floors with underfloor heating are oak in white lacquer; the walls are made of concrete and plaster with a stone decor. Electric elements and faucets are in a dark color. Central heating and water heating are provided by an exchanger, and the apartment has a heat recovery unit, air-conditioning distribution, and a Loxone smart home system. Originally an industrial building, recently converted into original residential housing according to the designs of Ing. architect **Petr Drexler**, it offers sound-insulating double partitions between units, security fire entrance doors, a videophone, large-area windows with a preparation for exterior blinds, and a preparation for air-conditioning and recuperation unit. Residents have access to an entrance lobby with a reception and concierge service, a wellness/spa area, a glass-enclosed pool, fitness and cardio room, a meeting room, a laundry room, and a community area on a common roof terrace with a sauna and barbecue. The purchase price includes an outdoor parking space. Possibility to buy another garage parking space.

The neighborhood, which is gradually being transformed into a modern residential district with landscaped greenery and a complete infrastructure, is located at a convenient distance from the city center, which can be reached directly by car, tram, train, or by bike along a safe bike path leading mostly along the waterfront away from busy streets and roads. Supermarkets and other shops are a few minutes' drive away. There is a car dealership and gas station right next to the building. A private medical center, cafe, and several sports facilities, including a nine-hole golf course, are within walking distance.

Floor area 56.3 m<sup>2</sup> (+ mezzanine floor 24 m<sup>2</sup>), balcony 20.9 m<sup>2</sup>.



\* 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.

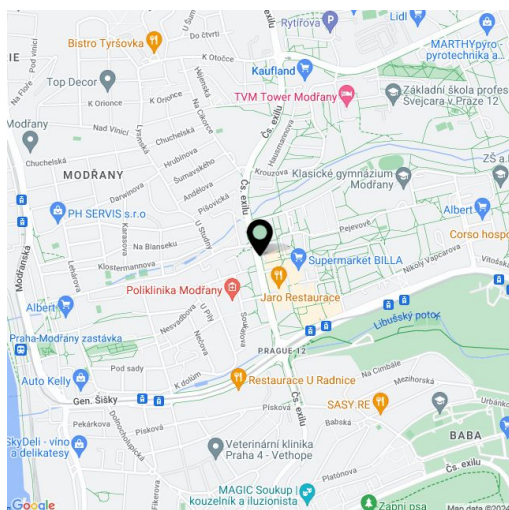


## Apartment One-bedroom (2+kk)

€ 595 948 | CZK 15 000 000

80.3 m<sup>2</sup>, Prague 4, Modřany, Československého exilu

Total area	101 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	21 m <sup>2</sup>
Parking	Outdoor parking space
Garage	Yes
Cellar	-
PENB	B
Reference number	103902



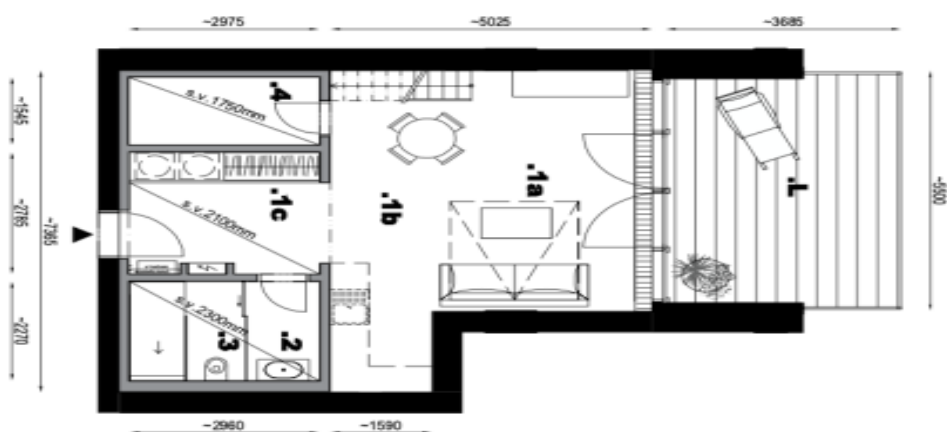
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



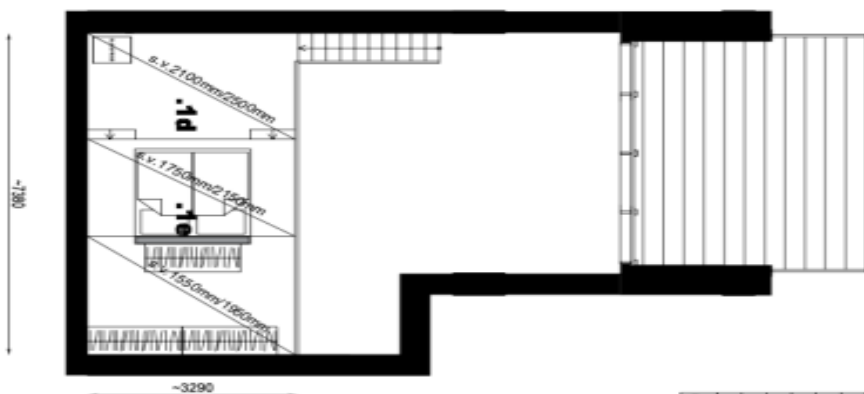
# Apartment One-bedroom (2+kk)

€ 595 948 | CZK 15 000 000

80.3 m<sup>2</sup>, Prague 4, Modřany, Československého exilu



ÚROVEŇ PODLAŽÍ



ÚROVEŇ GALERIE

Tabulka místností		
Číslo	Název místnosti	Plocha [m <sup>2</sup> ]
.1a	Obývací pokoj	30,8
.1b	Kuchyň	8,8
.1c	Průchod	4,1
.1d	Galerie	8,5
.1e	Ložný prostor	15,5
2	Koupelna (umyvadlo)	2,5
3	Koupelna (wc+sprchový kout)	4,1
4	Ložný prostor	4,8
L	Balkón/Lodžie	19,4
Celková součet:		94,2

