



House Three-bedroom (4+kk)

168 m², Prague 4, Modřany

€ 491 704 | CZK 12 150 000





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Usable area	168 m²
Plot	392 m²
Foot print	107 m²
Garden	279 m²
Floor area	156 m²
Terrace	12 m²
Parking	garage for 1 car
Garage	Yes
Cellar	Yes
PENB	G
Reference number	30216

Modern character, comfort, within easy reach of all services and the city center and at the same time boasting the pleasant atmosphere of countryside living right next to a forest - all this and more is offered by a family house in a new residential complex set between the Vltava River and Modřanská rokle gorge. The complex, featuring a charming square and small streets, will provide safety, privacy and a perfect setting for leisure time that will surely be appreciated not only by families with children. Completion scheduled for Q2 2020.

This **terraced house with a south-west oriented** garden offers an interior consisting of two floors. The ground floor offers an entrance hall with space for built-in wardrobes, main living area with a kitchen and access to the terrace and garden, separate toilet and a utility room. Upstairs there is a corridor leading to 3 bedrooms (one with en-suite bathroom and wardrobe) and a second bathroom. There is a **garage** for 1 car and a **storage room** accessible from the plot.

Practically designed interiors with **high-quality technical background** include laminate floating floors, large-size tiles, plastic windows, fire-proof entrance doors, bathrooms with **Grohe, JIKA, Laufen and Kaldewei** sanitary fixtures, preparation for the kitchen unit, ceiling lights and a condensing gas boiler.

The residential complex **adjacent to a forest** and the nearby Modřany rokle gorge, is set in a very practical location, providing you with **all necessary services within walking distance**. Within a 10-minute walk you can reach a **basic school and a kindergarten, a supermarket and a bus stop** in the direction of the Háje metro station (line C). Nearby you can find a fitness trail along the Vltava River. There is also a train station, and **quick connection to the Prague ring road**. The center of Prague can be reached by car in 20 minutes.

Total area 156,4 m², terrace 12.0 m², build-up area 107.2 m², garden 279 m², land 392 m².

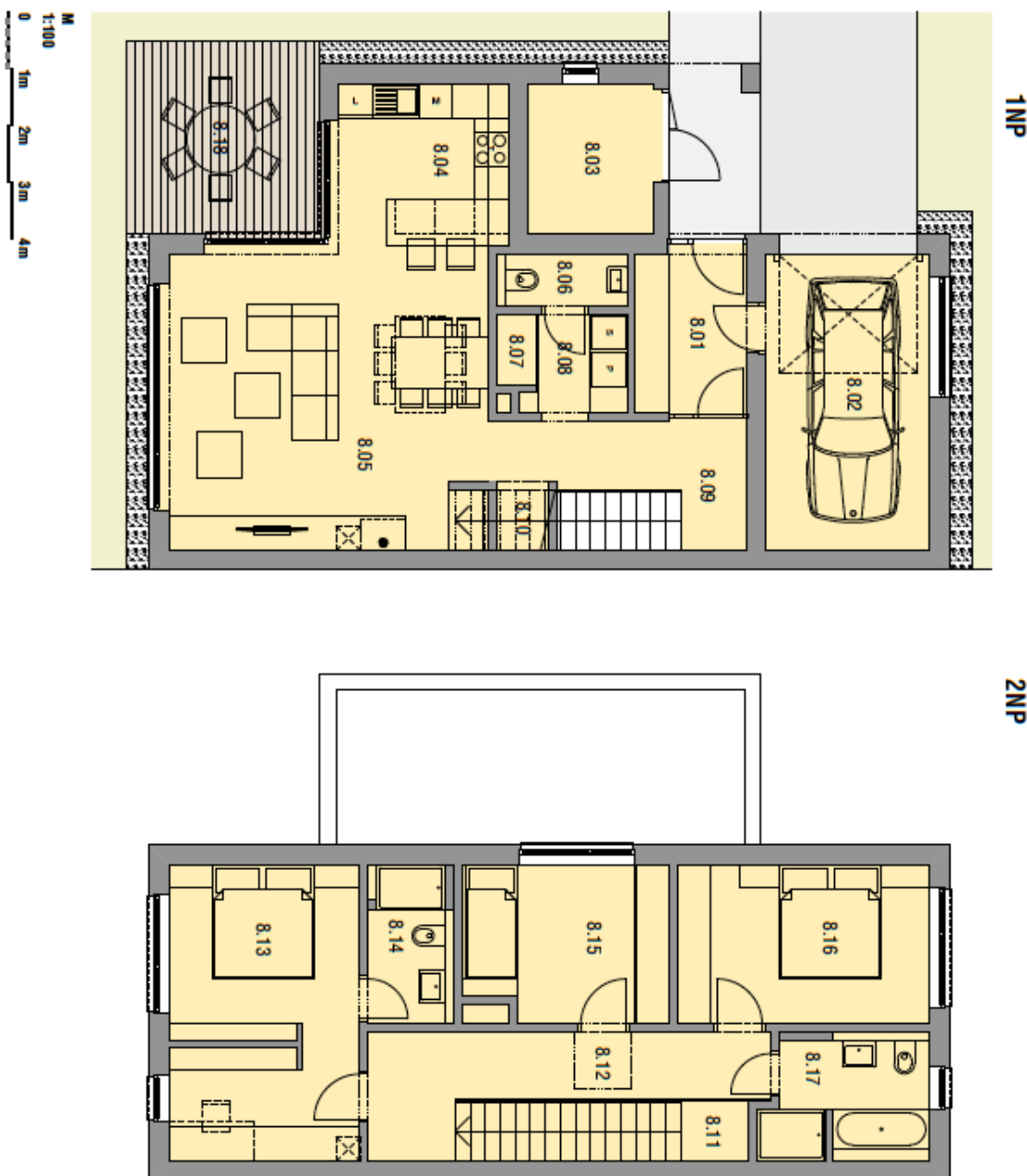
For more information, please visit the project website: [Family Houses by Modřanská rokle.](#)



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Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m²)
01	předsín / hall	6,0
02	garáž / garage	15,2
03	sklad / store	6,1
04	kuchyně / kitchen	9,3
05	obytný prostor / living room	30,6
06	wc / toilet	2,1
07	tm / utility room	1,0
08	tm / utility room	2,9
09	chodba / hall	6,7
10	sklad / store	1,0
11	schodiště / stairs	5,4
12	chodba / hall	10,2
13	pokoj / living room	17,2
14	koupelna / bathroom	4,0
15	pokoj / bedroom	9,8
16	pokoj / bedroom	12,5
17	koupelna / bathroom	6,1
užitná plocha domu / total area of rooms		146,1
celková plocha domu / total area of flat		156,4
plocha pozemku / plot size		392
zastavěná plocha / built up area		107,2
18	terasa / terrace	12,0