



## Apartment Two-bedroom (3+kk)

Sold

69 m<sup>2</sup>, Prague 4, Modřany, Štolcova





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Total area	75 m <sup>2</sup>
Floor area*	69 m <sup>2</sup>
Loggia	6 m <sup>2</sup>
Garden	107 m <sup>2</sup>
Parking	Garage parking space
Garage	Yes
Cellar	Yes
PENB	C
Reference number	32961

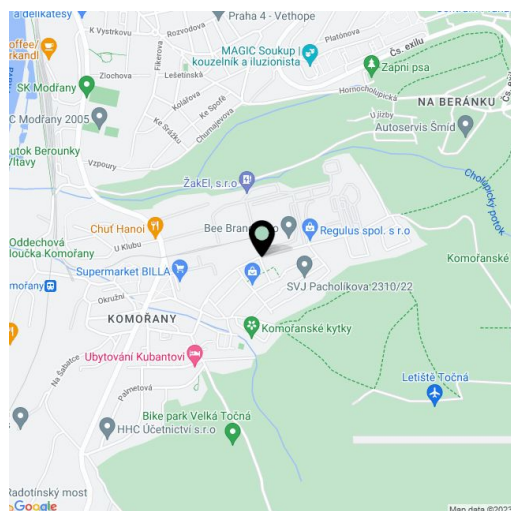
This fully equipped garden apartment with a garage parking space is part of a modern building in the Modřanský háj residential complex, which is situated in a quiet location just a few steps from a natural park.

The layout consists of a living room with a kitchen and access to the loggia (at the garden level), a bedroom, a study (currently used as a dressing room), a hallway, a bathroom (shower, sink, toilet), and a guest toilet.

Facilities include **wooden windows** with safety mirror films, and on the south side with exterior blinds, laminate floors, Gorenje kitchen appliances ( **induction hob**), a Franke sink, a projection screen, and a preparation for a projector (in the living room), built-in wardrobes, and security equipment (with the possibility of connecting it to a central station). The entrance to the building and garage is electronic. The unit comes with a garage parking space and cellar; the purchase price includes all the interior equipment shown on the photographs.

The building stands on a quiet dead end street on the edge of the **Modřanská Rokle Forest Park**. Nearby is a supermarket, a playground, and a kindergarten. Other civic amenities are within quick reach by car or bus (the stop is about 200 meters from the building). The surroundings offer a wide range of **sports facilities**, nearby is a leisure complex, a sports center, a community space, a golf club, and a popular bike trail along the Vltava River.

Interior 69.2 m<sup>2</sup>, balcony 6.46 m<sup>2</sup>, front garden 107.21 m<sup>2</sup>, cellar 3.01 m<sup>2</sup>.



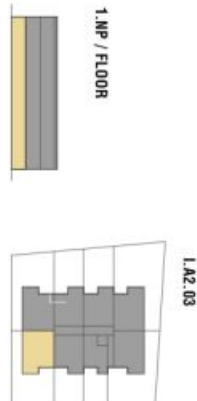
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Č.M. / No.	NÁZEV MÍSTNOSTI / ROOM	PLOCHA / AREA (m <sup>2</sup> )
01	chodba / hall	9,4
01a	tm / utility room	0,9
02	koupelna / bathroom	4,0
03	pokoř / bedroom	12,3
04	obřný prostor / living room	26,3
05	kuchyně / kitchen	1,8
06	pokoř / bedroom	11,6
07	wc / toilet	1,4
<b>užitná plocha bytu / total area of rooms</b>		<b>67,7</b>
08	terasa / terrace	8,5
09	střesní zahrada / roof garden	29,2
10	zahrada / garden	77,0
<b>celková plocha bytu / total area of flat</b>		<b>71,7</b>