



## Apartment Three-bedroom (4+kk)

Sold

99 m<sup>2</sup>, Praha 4, Modřany, Československého exilu





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Total area	119 m <sup>2</sup>
Floor area*	99 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Parking	Above-standard wide garage space
Garage	Yes
Cellar	Yes
PENB	G
Reference number	41418

This bright three-bedroom air-conditioned apartment with a big terrace, interior designed by an architect, and a garage parking space is located in an energy-efficient residence completed in 2020 on Sofia Square in the popular district of Modřany just a few steps from a large nature park.

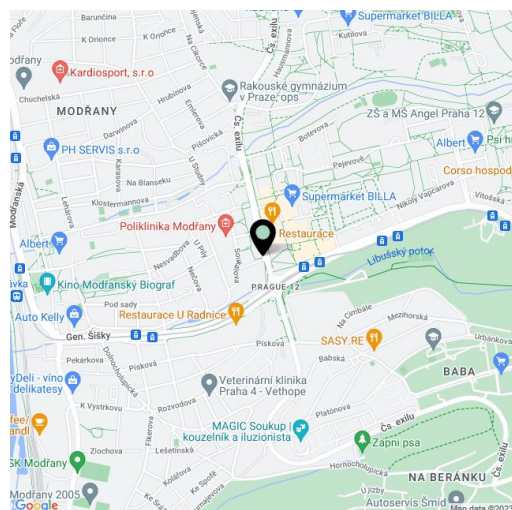
The area of the apartment on the 1st floor is divided into a generously designed living room with a kitchen, dining room, and adjoining **south-facing terrace**, 3 bedrooms, a stylish bathroom (with a bathtub, shower, 2 sinks, and a toilet), a separate toilet, and a spacious foyer. The windows of the living room and the loggia offer views of a **bushy oak**, which was the inspiration behind the residence's name.

The interior is illuminated by a large number of windows; it is warmed by **wooden floors**. An optimum temperature, even on hot days, is ensured by **air-conditioning**, and the clean air supply is by a recovery system. The apartment comes with a **cellar storage unit** and **1 above-standard wide garage space**. There is a pram room and a bicycle shed in the building.

In the immediate vicinity, there are shops, cafes, restaurants, a health center, or a post office, and a kindergarten, elementary school, and high school are within walking distance. Trams from the stop right next to the building provide convenient, direct, and fast connections to the city center. In the future, there may be a line D metro station in the neighborhood, which is very pleasant thanks to the **Modřanská Rokle** leisure area or the **fitness trail** and sports grounds along the Vltava River.

Floor area 99.1 m<sup>2</sup>, terrace 19.6 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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