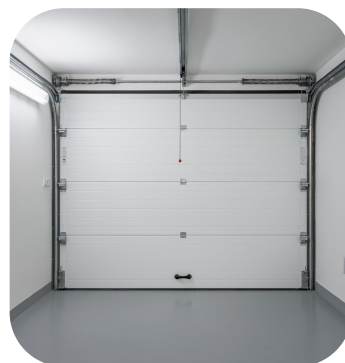




# House 3 Bed

Prague 4 - Modřany, Dolnocholupická

PRICE FROM	PROPERTY	CODE	LAND	AREA	GARDEN	PARKING
Sold	ID 688	B	181 m <sup>2</sup>	158 m <sup>2</sup>	73 m <sup>2</sup>	3



The modern family house is part of an exclusive residential project [.modranyvalley.cz/](https://modranyvalley.cz/) Modřany Valley in a quiet location on the outskirts of Prague 4, overlooking the Modřany gorge and the Vltava river.

The house with a layout of three bedrooms provides the best for a quiet family life in a suburb full of greenery just 15 minutes by car from the center. The house has a garden with an area of 73 m<sup>2</sup> with a terrace and a garage and a cellar forming a basement.

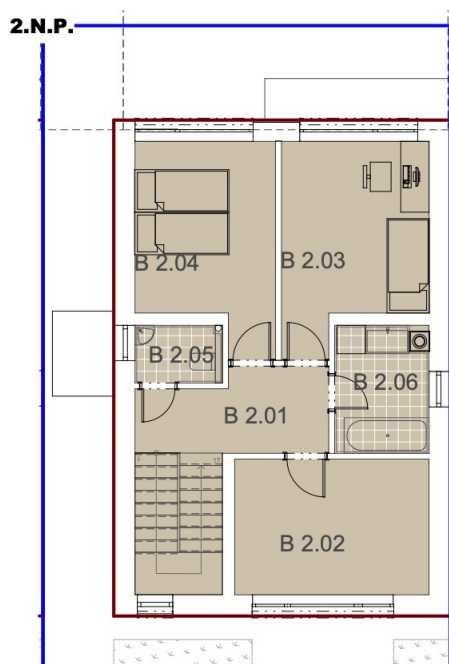
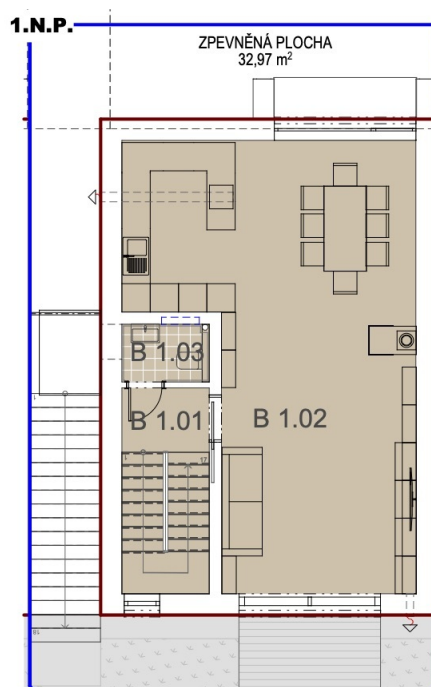
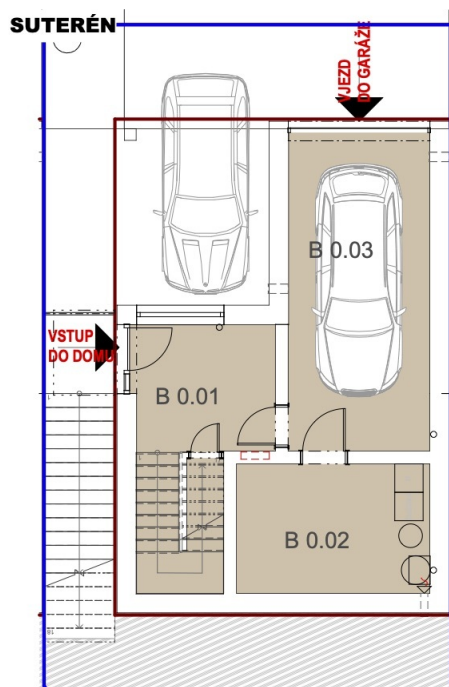
The first floor consists of a hall, toilet and spacious living room with kitchenette, dining room and access to the garden. On the next floor there is a hall, three bedrooms, a bathroom and a toilet. The house boasts excellent luminosity, high standard of equipment, thermal-acoustic properties, quality equipment technologies and meets the energy saving requirements of class B. The house also has two outdoor parking spaces and a retention tank to catch rainwater to water the garden. The price includes finishing to a high standard, but by agreement it is possible to buy the unit in white walls, ie without final finishing of surfaces and tiles. The house is after final approved and ready to move in immediately.

Great civic amenities and accessibility, 15 minutes by car from the center of Prague and 10 minutes from the Prague ring road and D1. A few steps from the house there are two bus stops, within walking distance of a tram stop, train station, several schools and the center of Modřany with complete civic amenities. Valley Modřany is a great choice for families, but also individuals who appreciate the connection between the city and the surrounding nature. Modřanská ravine, Třešňovka park and the Vltava embankment provide plenty of opportunities for active leisure. Not far away there is a popular bike path along the Vltava river, other sports activities offer nearby sports facilities and golf club Hodkovičky.

For complete information about the project and houses available, do not hesitate to contact us.



Dolnocholupická 855/34  
143 00 Prague 4 - Modřany



## OBJEKT B

PLOCHA POZEMKU 180,47m<sup>2</sup>  
ZASTAVĚNÁ PLOCHA 74,87m<sup>2</sup>



OBJEKT B		
B 0.01	ZÁDVEŘÍ	13,28
B 0.02	SKLAD	11,22
B 0.03	GARÁŽ	20,20
		<b>44,70 m<sup>2</sup></b>

OBJEKT B		
B 1.01	HALA	8,07
B 1.02	OBYTNÝ PROSTOR	47,22
B 1.03	WC	2,24
		<b>57,53 m<sup>2</sup></b>

OBJEKT B		
B 2.01	HALA	12,16
B 2.02	POKOJ	11,83
B 2.03	POKOJ	12,37
B 2.04	POKOJ	11,82
B 2.05	WC	2,24
B 2.06	KOUPELNA	5,42
		<b>55,84 m<sup>2</sup></b>



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