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## 21,812,000 CZK

**Three bedroom apartment with balcony for sale: Československého exilu, Praha 4 - Modřany**
Československého exilu, Praha 12

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|---|---|---|---|
| registration number | **25152** | property type | **flat** |
| type of contract | **sale** | disposition | **4+kk** |
| area | **116 sqm** | floor | **7th floor** |
| balcony | **yes** | terrace | **no** |
| parking | **garage** | PENB energy label | **G** |

Sale of a three bedroom apartment on the 7th floor of a new building, which is part of the Ahoj, Vanguard project in Prague 4 - Modřany. The apartment has a total area of 135,8 sqm and includes a spacious living room with preparation for a kitchenette, 3 bedrooms, one of which has an en-suite bathroom with shower and toilet, the second bathroom with bathtub and toilet, a guest toilet, a practical storage room and an entrance hall. The apartment has a large balcony of 19.5 sqm and a garage space. The apartment is finished in a fit out standard - with finished floors, sanitary facilities and preparation for a kitchen, so you can fine-tune the interior exactly to your style. The Ahoj, Vanguard project offers elements that take living to a new level: large-format sliding windows, underfloor heating, recuperation, cooling and energy-saving technologies in the form of heat pumps and photovoltaics. And when you want to take a breather, just go out to the roof terrace with panoramic views of the city - the perfect place for relaxation and inspiration. Modřany is one of the most interesting parts of Prague today. Here, the energy of the city meets the peace of nature. The Belárie forest district begins right behind the house, and nearby you will also find the Archbishop's Vineyard, the vast Hodkovičky forest park and a cycle path along the Vltava River. But if you feel like a city pace, you can be in the center in a few minutes. Modřany is a place where you can live comfortably, actively and with a clear view. The photos are illustrative. For more information, contact us, we will be happy to answer your questions and add information.