



62 m<sup>2</sup>

Nad Rážákem, Praha 12 - Modřany

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Ing. Lenka Munter

SENIOR SALES SPECIALIST

lenka.munter@luxent.cz

+420 773 769 769

Order number	N5985	Price	Sold
Address	Nad Rážákem, Praha 12 - Modřany	Type	Apartments
Disposition	2 + kitchen	Usable area	62 m <sup>2</sup>
Offer status	Sold	Floor area	62 m <sup>2</sup>
Garden area	150 m <sup>2</sup>	Energy performance of the building	G - Extremely uneconomical
Floor	ground floor	Device	Partly
Parking	Yes	Terrace	Yes
Cellar	Yes	Lift	No

## About real estate

We offer for sale a superior, renovated, bright 2+1 apartment with a garden of 150 sqm, situated in a 1920s apartment villa in a quiet residential area of Prague 4 (which is under Prague 12) in Modřany. The apartment has several storage spaces (in the cellar, in the attic, in the garden house and in the common house on the common part of the land). It is a house with four residential units in private ownership. The apartment we offer is the only one in the house with a separate entrance from its own garden.

The apartment with a real area of 62 sqm (registered area of 54.6 sqm) is situated on the ground floor with its own entrance from the adjacent and maintained garden of 150 sqm in exclusive use. In the garden there is a garden house and a summer sitting area.

The layout consists of a small entrance hall, a kitchen with a hallway, a bathroom with a toilet and two pass-through rooms (24 sqm and 20 sqm). The apartment has large new windows facing the garden. A complete renovation was carried out in 2012 (new wiring, plastering, flooring and roofing, windows, heating and boiler). The hallway, corridor and bathroom are tiled with electric underfloor heating. Heating by gas WAW heaters, kitchen with gas stove, DHW electric boiler. Bathroom with toilet and brick shower. The apartment has internet. The apartment is sold partly furnished (kitchen, bathroom equipment, built-in wardrobes).

The property has other great benefits in the form of space to use: garden house (16 sqm), cellar (3,5 sqm), storage (6 sqm), attic cubicle (25 sqm). The garden house has electricity, outside there is a shelter for wood or barbecue and also a small room for garden equipment and tools. It can be used as a studio or summer facilities. The house is all-wooden with a window, wooden plank floor and lockable door. In the common yard is a former laundry building, where each housing unit has its own additional cubicle for storage or can serve as a small garage for a motorcycle.

Ideal and fast connection to the city centre by car via the city ring road and public transport (tram station 3 minutes walk away with direct line to the centre of Prague), in the vicinity there is a full range of amenities (supermarkets, OC Novodvorská, schools and kindergartens, playgrounds, local polyclinic, veterinary clinic, post office, restaurants, office of the Municipal District of Prague 12). Nearby there is beautiful greenery and nature (Modřanská rokle and Kunratický les), popular waterfront paths for pedestrians and cyclists along the Vltava River, proximity to the golf club in Hodkovičky and the tennis center Braník.

The energy performance class G is listed only temporarily due to compliance with statutory requirements, the certificate is commissioned for development.