



🏠 59 m<sup>2</sup> 📖 Československého exilu, Praha 12 - Modřany 📋 Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Zdeněk Jemelík**

SENIOR SALES SPECIALIST

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Order number	<b>N7349</b>	Price	<b>Sold</b>
Address	<b>Československého exilu, Praha 12 - Modřany</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>59 m<sup>2</sup></b>
Offer status	<b>Sold</b>	Low energy	<b>Yes</b>
Energy performance of the building	<b>B - Very economical</b>	Floor	<b>4th floor</b>
Device	<b>No</b>	Balcony	<b>12 m<sup>2</sup></b>
Cellar	<b>2 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We offer for sale a 3+kt apartment with a floor area of 60.8 sqm and a spacious balcony of 12.4 sqm, located in the prestigious and rapidly developing area of Prague's Modřany. The spaces are designed with an emphasis on elegance and practical use. The layout includes an entrance hall, a spacious living room with preparation for a kitchenette, two luxurious bedrooms, a modern bathroom with a shower, and a separate toilet. High-quality oak wood flooring, designer ceramic tiles and cladding, large French windows with triple glazing, underfloor heating, and modern recuperation and cooling systems are standard features, ensuring comfortable and stylish living. A storage cellar is also available for your additional needs.

The apartment is located on the 5th floor of the top-tier development project Ahoj Vanguard, which offers exceptional services, including a spa & wellness area. You can look forward to a Finnish sauna, steam room, hot tub, 18-meter glass-walled swimming pool, showers, and a relaxation room, all of which guarantee maximum relaxation and comfort.

The project is energy-efficient, with heating provided by heat pumps and a bivalent gas boiler to ensure maximum comfort throughout the year.

The location offers excellent opportunities for leisure activities and sports due to its proximity to the Vltava River and bike paths, as well as outstanding transport accessibility. The South Ring Road, a bus stop right in front of the building, and a tram stop within walking distance provide convenient and quick access to the city center. The area also offers complete civic amenities, including a wide range of restaurants and bistros, ensuring a high level of living comfort.