



Spacious apartment 5+kt (120 sqm) for sale, terrace (123 sqm), parking, cellar, Prague 12- Modrany

Československého exilu 26, Praha, Hlavní město Praha

22 500 000 CZK

Bright spacious apartment of 5+kk and total usable area of 120 sqm with spacious terrace (123 sqm) for sale, perfect location - Prague 12- Modrany, Ceskoslovenského exilu street. This freehold apartment is located on the sixth floor of a new building with elevator and consists of a spacious living room with kitchenette and access to a large terrace. The terrace is partly covered by a pergola, from which there is a soothing view of ornamental shrubs and a pond with a waterfall. There are also three separate bedrooms (one with access to the terrace), a study, two bathrooms (one with shower and toilet, the other with bath and sauna), a separate toilet, a storage room and an entrance hall. The advantage of the apartment is that it is the only one on the floor. The apartment also has a cellar and a it is possible to buy also parking space in the underground garage. The location of Modřany provides comfortable and quiet living with a variety of sports facilities, in the vicinity of the house plenty of greenery, shops, doctor, restaurants. Hassle-free parking in the underground garages of the house. Perfect transport connections- tram stop 5 minutes from the house. For more informations or viewing, please contact the broker.

PRICE

Price of apartment	22 500 000 CZK
Note	+ 500.000,- CZK parking space; price including legal and real estate services
Commission	Including commission

LOCATION

District	Prague
Prague district	Prague 4
Part of city	Modřany
Street	Československého exilu
House number	2154 / 26

INFORMATION ABOUT THE PROPERTY

Mgr. Zbyněk Vařeka
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Contract type	Sale
Order number	77867
Date	18.08.2025
Object kind	Brick
Object placing	Quiet area
Equipped	No
Built area m^2	2694
Utility area m^2	243
Total floor area m^2	120
Terrace area m^2	123
Number of garages	1
Other	Elevator
Plocha sklepa m^2	4.38
Year of substantial inspection	2014
Number of building floors	6
Number of floor in building	6

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	B - Very efficient
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.

NOTE OF APARTMENT

Type	Apartments
Flat kind	4-bedroom
Ownership	Private
Condition of apartment	New building
Waste	Sewage
Gas	Gas pipeline

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