



House Five-bedroom (6+1)

362 m², Prague 4, Modřany, Rozvodova

Sold





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Total area	362 m²
Plot	640 m²
Foot print	174 m²
Garden	466 m²
Floor area	270 m²
Terrace	52 m²
Parking	Lockable garage for two cars
Garage	40 m²
Cellar	Yes
PENB	B
Reference number	103512

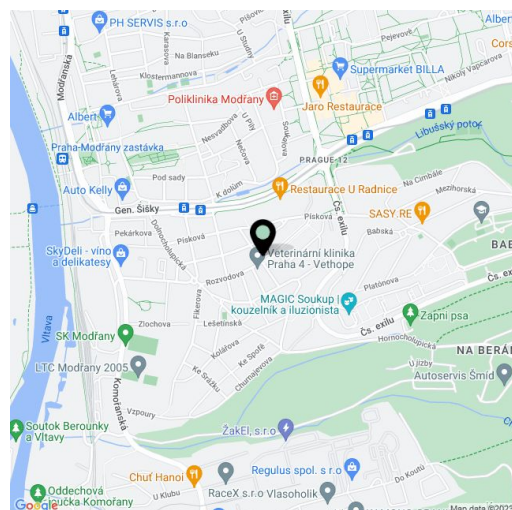
This family house currently in a phase prior to completion with the possibility of finalization within 3 months is located on a quiet street lined with greenery in a residential part of Modřany, just a few minutes' walk from a tram stop, Sofijské Square, and the Modřanská rokle forest park, and within a short driving distance of international schools.

The ground floor consists of a living room with access to the **terrace** and **garden**, a separate kitchen with a dining room and access to the **terrace**, a hall, a toilet, a **walk-in wardrobe**, a pantry, and a foyer. Upstairs is a generously designed master bedroom with a **walk-in wardrobe**, 2 additional bedrooms (the larger one can be further divided into 2 rooms), a study, 2 **bathrooms**, a separate toilet, and a hallway with storage space. The basement contains utility facilities (with a connection for a washing machine and dryer), storage areas, a toilet, and a **room with its own entrance** that can be used as an office, workshop, or wellness (there is a **preparation for a sauna**).

The overall reconstruction and extension of the original house was done using monolithic structures and Porotherm masonry; the building is already connected to utility networks (water, electricity, sewage, gas) and the internal wiring is also complete. The windows by the **Izoglass** brand are **aluminum with insulating triple glazing**, and both entrance doors have safety laminated glass, three-point locks, and hinges preventing unhinging. **Hot water underfloor heating** throughout with the possibility of independent regulation in individual rooms. In each room is a preparation for a TV connected to the Internet and a data socket, on all floors is an amplifier for fast Internet. Facilities also include a gas boiler, a **laundry chute**, a preparation for a heat pump, photovoltaic panels (possibility to draw subsidies), a charging station for electric cars, for exterior blinds, a videophone, air-conditioning units, and a camera and security system. A **double garage** can be used for trouble-free parking.

The building is located in a **quiet green district**, and the nearby tram stop provides excellent connections to the city center. There is a railway station nearby and a future line D metro station is also planned. When traveling by car, another advantage is the quick connection to the Prague and City ring roads. A kindergarten and elementary school are within walking distance, and there are also **prestigious schools** nearby: the Austrian Gymnasium, the Nový PORG, or the Prague British International School. The location is very pleasant thanks to the extensive **Modřanská rokle nature park** and the **bike path along the Vltava River**.

Usable area 361.54 m² (of which interior 269.53 m², garage 39.89 m², terraces 29.26 m² + 22.86





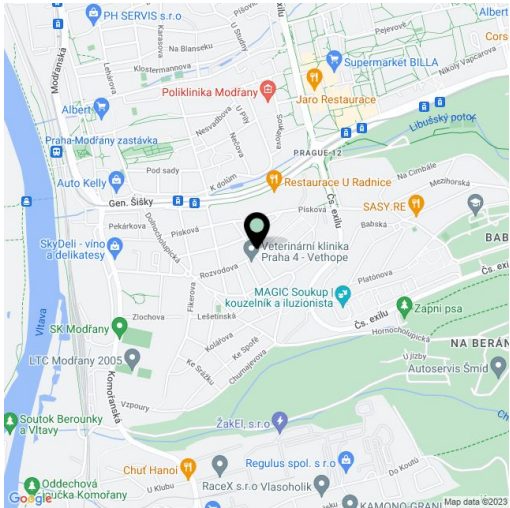
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m²), built-up area 174 m², garden 466 m², plot 640 m².

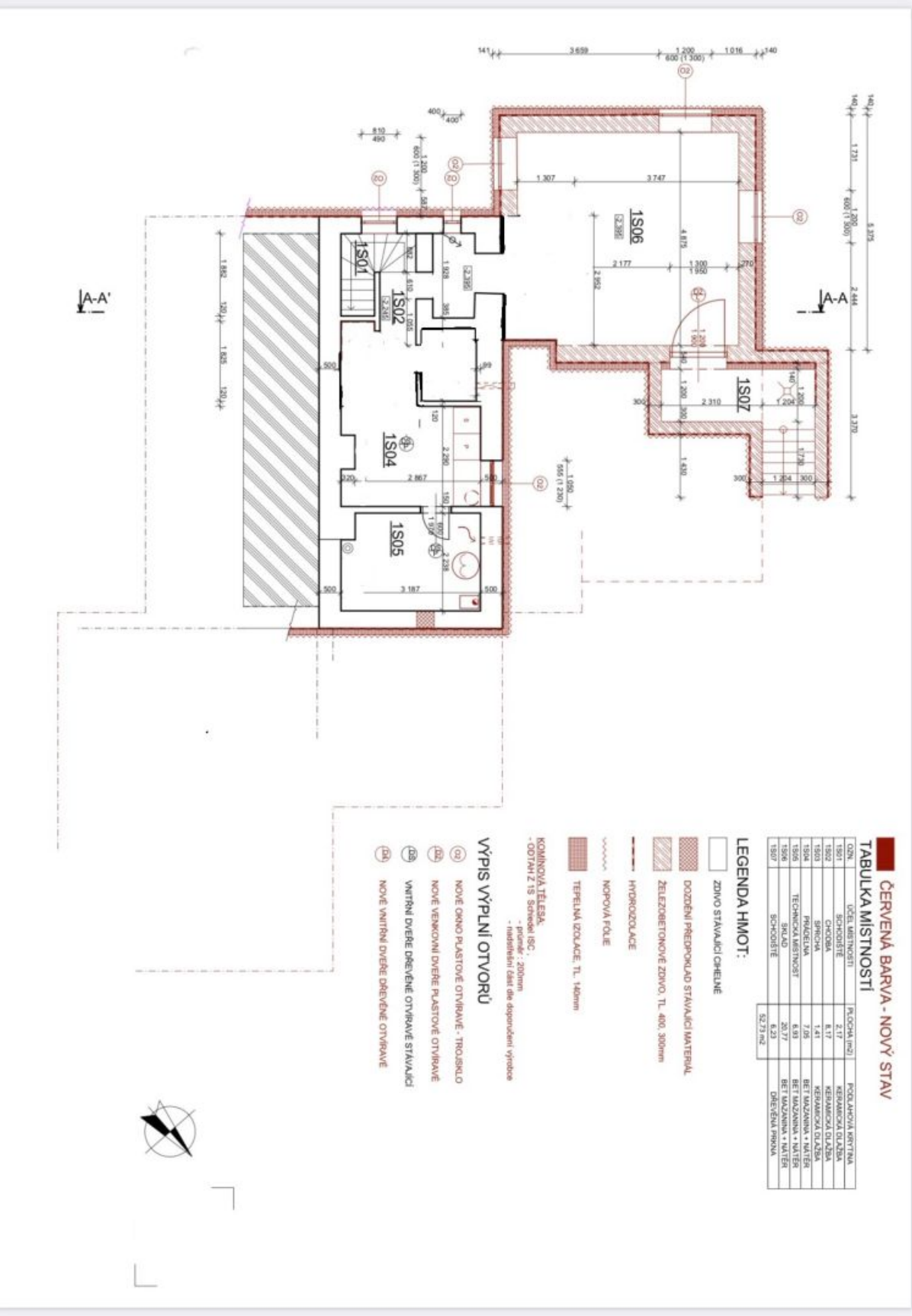


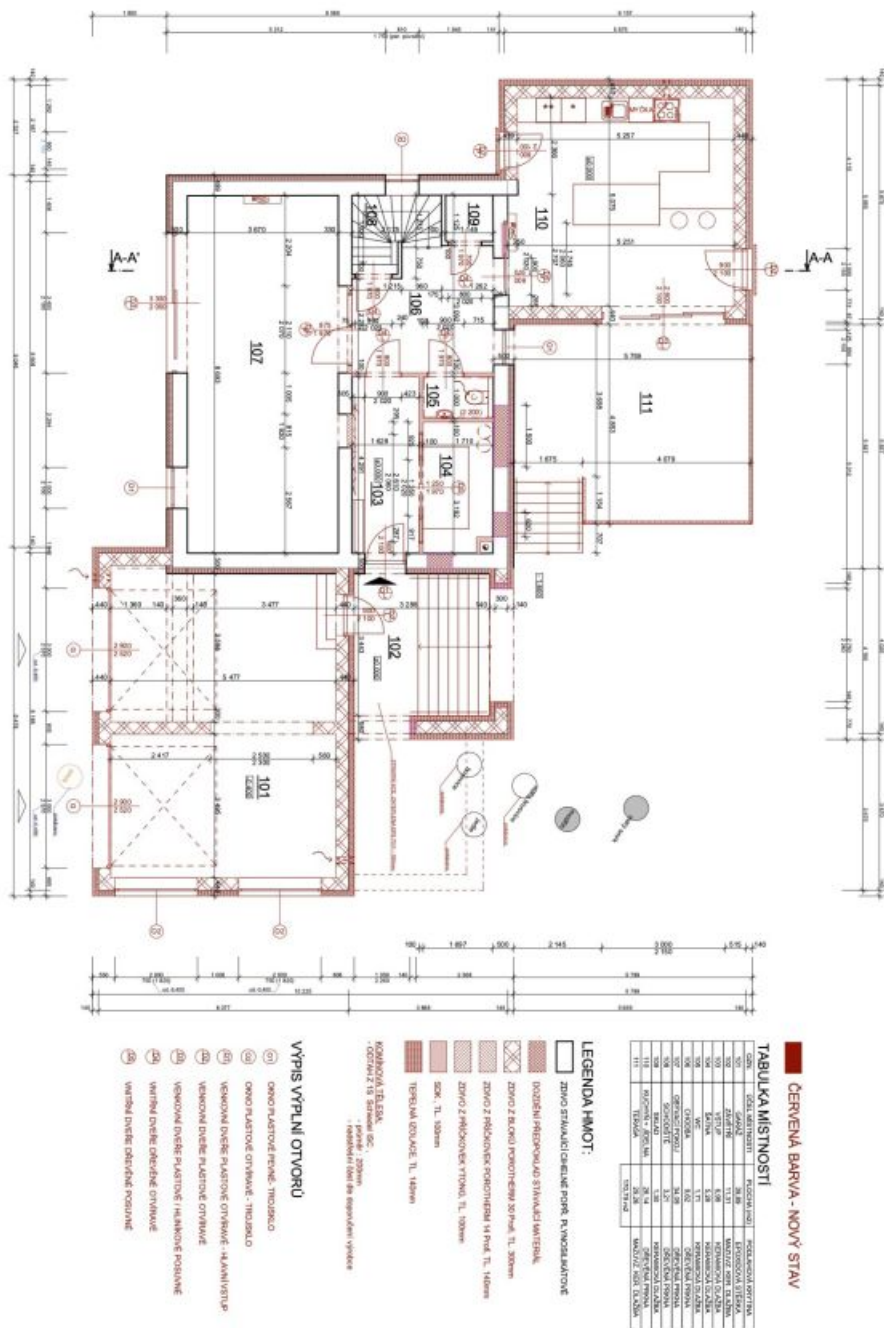


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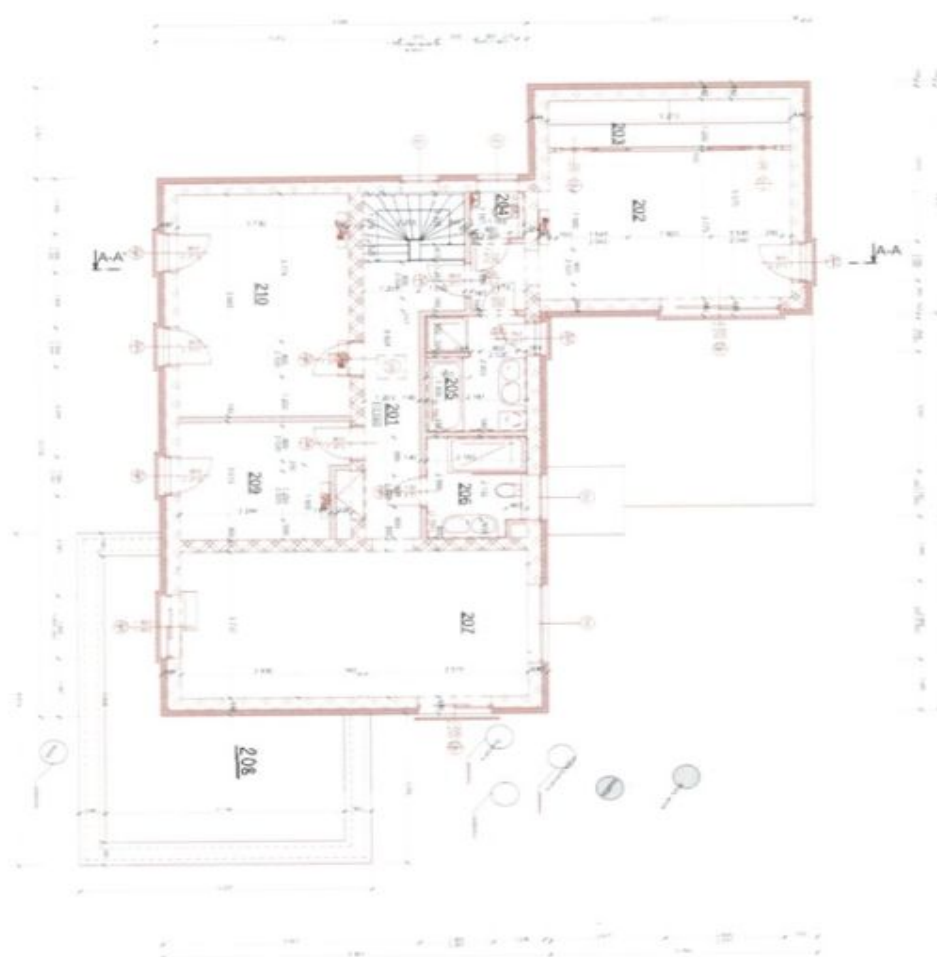
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TABUŁKA MISTNOSTI			
SEZON	WEC	WEC	WEC
2006/07	1000000	1000000	1000000
2007/08	1000000	1000000	1000000
2008/09	1000000	1000000	1000000
2009/10	1000000	1000000	1000000
2010/11	1000000	1000000	1000000
2011/12	1000000	1000000	1000000
2012/13	1000000	1000000	1000000
2013/14	1000000	1000000	1000000
2014/15	1000000	1000000	1000000
2015/16	1000000	1000000	1000000
2016/17	1000000	1000000	1000000
2017/18	1000000	1000000	1000000
2018/19	1000000	1000000	1000000
2019/20	1000000	1000000	1000000
2020/21	1000000	1000000	1000000
2021/22	1000000	1000000	1000000
2022/23	1000000	1000000	1000000
2023/24	1000000	1000000	1000000
2024/25	1000000	1000000	1000000
2025/26	1000000	1000000	1000000
2026/27	1000000	1000000	1000000
2027/28	1000000	1000000	1000000
2028/29	1000000	1000000	1000000
2029/30	1000000	1000000	1000000
2030/31	1000000	1000000	1000000
2031/32	1000000	1000000	1000000
2032/33	1000000	1000000	1000000
2033/34	1000000	1000000	1000000
2034/35	1000000	1000000	1000000
2035/36	1000000	1000000	1000000
2036/37	1000000	1000000	1000000
2037/38	1000000	1000000	1000000
2038/39	1000000	1000000	1000000
2039/40	1000000	100000	

LE GENDA INNOT

- ☐ **8.** Which of the following is *not* a common cause of aortic regurgitation?
- ☐ A. Aortic valve prolapse
- ☐ B. Aortic valve stenosis
- ☐ C. Aortic valve infection
- ☐ D. Aortic valve dissection
- ☐ E. Aortic valve calcification

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magistris et rectori universitatis

WYPIŚ WYPLNI OTWÓR!

- 100. ☐ **change** relating to amount, measure, etc.
- 101. ☐ **and** the others are very similar but not synonyms
- 102. ☐ **variation** is a problem in statistical context
- 103. ☐ **variation** is a problem in statistical context
- 104. ☐ **variation** is a problem in statistical context
- 105. ☐ **variation** is a problem in statistical context





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