



## Apartment Three-bedroom (4+kk)

Ask for price

291.6 m², Prague 4, Modřany, Československého exilu



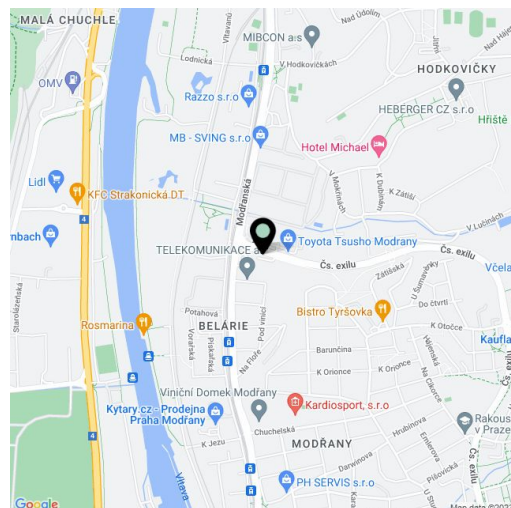


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Total area	598 m²
Floor area*	292 m²
Balcony	81 m²
Terrace	225 m²
Parking	3 parking spaces right next to the apartment, three spaces in the neighboring project, an exterior parking space.
Garage	71 m²
Cellar	Yes
PENB	B
Reference number	39442



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

An exclusive offer of an incredibly spacious industrial style penthouse, which can be called the "crème de la crème" of the unique Vanguard Prague project—completely variable layout, balcony, roof terrace with unobstructed views of the city center and greenery, and up to 3 parking spaces directly next to the apartment accessible by car elevator and three more parking spaces in the neighbouring project. Just a few steps from a nine-hole golf course and a popular fitness trail along the river, it is within easy reach of international schools and everything you need.

The apartment unit on the highest floors (12th and 13th floors) is offered as an open shell & core space with an **above-standard ceiling height of almost 4 m**. It thus provides the opportunity to finish the final surfaces and create a layout according to your taste and needs. For example, a 3-bedroom apartment with a large living room with an open plan kitchen and dining area, 3 bedrooms with en-suite bathrooms, **two balconies**, a dressing room, a toilet, and an entrance hall with a staircase to a **255-meter roof terrace** with unobstructed **360° views of the surroundings** can be created here. The apartment has a direct entrance from the garage accessible by car elevator or from the main elevator and **comes with three cellar storage units, three parking spaces right next to the unit, three more spaces in the neighbouring project and an exterior parking**.

The industrial building with a rich history is now becoming a **modern premium residence**. It has been redesigned by **Ing. architect Petr Drexler**, and renowned architectural studios have participated in the interiors. Those interested can **visit 2 model lofts**, one furnished by the **OOOOX** studio and the other by **Ivanka Kowalski**, and buyers can have their new home completed according to one of their designs. **The high-standard amenities** of the building include a **glazed facade**, fire-rated glass partitions, masonry, double-walled sound-insulating partition walls between the units, maintenance-free metal railings on terraces, a videophone, a preparation for exterior blinds, air-conditioning, and a heat recovery unit. There is a **stainless steel swimming pool** on the roof terrace; the unit comes with a **garage for up to 3 cars**. An entrance **lobby with a reception with concierge services, a wellness/spa, a fitness and cardio zone, a cinema/party room, a glass-enclosed 18-meter swimming pool**, a meeting room, or a laundry room will be available to the residents.

The area, which has undergone a successful transformation in recent years from an industrial suburb to a modern district with **landscaped greenery** and a complete infrastructure is located near the city center. It is accessible by car along the waterfront, which takes about 10 minutes off-peak. However, it is also convenient to travel by tram or bike via a pleasant, **safe**





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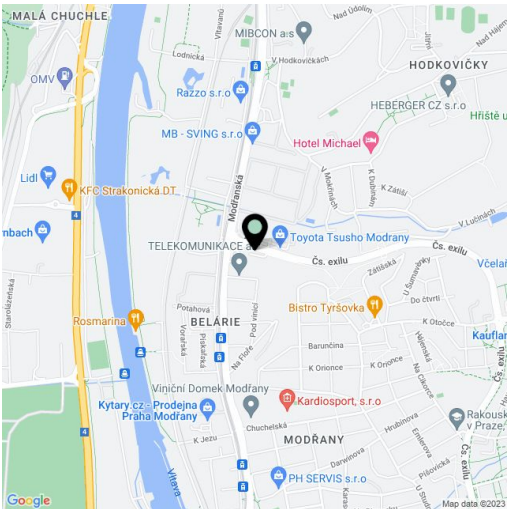
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bike path. The ride to a kindergarten and elementary school, **the Austrian High School**, the Modřany Classical High School, the **Prague British International School**, supermarkets, and other shops takes only a few minutes. Right next to the building is a car showroom and a gas station, and a private medical center, cafe, and **many sports fields** for all ages, including a nine-hole **golf course**, are all within walking distance.

Floor area 291.6 m², balconies 81 m², roof terrace 225.4 m², garage 70.8 m², three cellars.



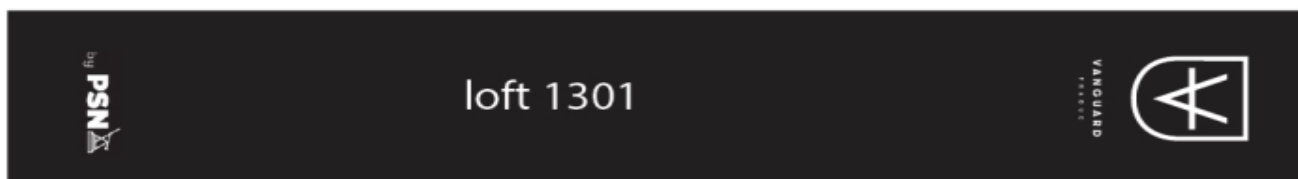
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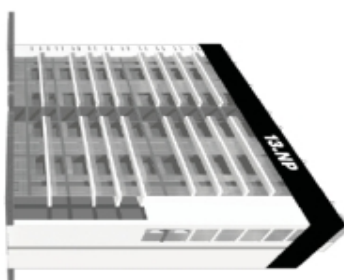
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### Loft 1301 – Shell&Core 13.NP + 14.NP

#### Podlahová plocha

Garážové stání	291,6m²
Balkón	70,8m²
Balkón	54,9m²
Střešní terasa	26,1m²
Parkovací stání	225,4m²
Sklepní kóje č. 16	13m²
Celková plocha	23m²
Orientace	664,1m²
	JS

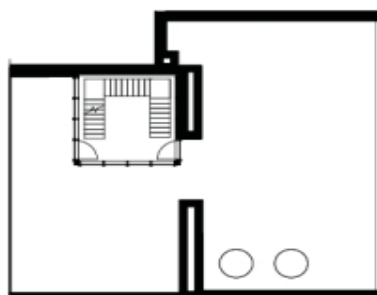
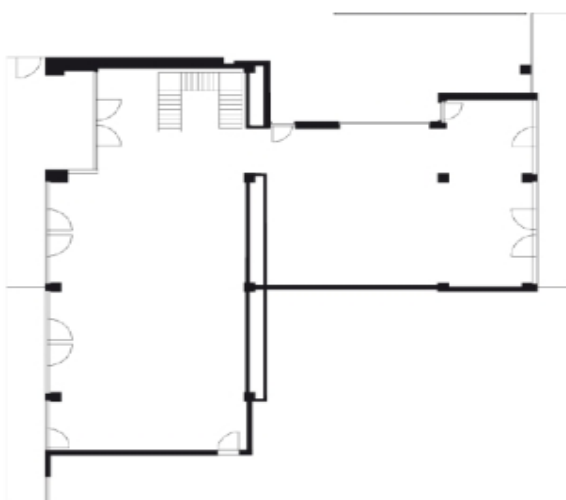


#### Pozice v rámci podlaží



\* Plochy jednotek jsou pouze orientační. Přesné parametry budou specifikovány v kupní smlouvě.

#### Stav při předání: Shell&Core



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