



Two-bedroom Apartment

113 m² Praha 12, Vrátnická

Price upon request



Layout
Two-bedroom

Area
113 m²

Terrace
19.2 m²

Loggia
4.1 m²

This 3+kk apartment with a floor area of 93.8 m², featuring a terrace of 19.2 m² and a loggia of 4.1 m², is located on the third floor of a very successful, low-energy project completed in 2021. A parking space in the garage can also be rented with the apartment. The apartment is offered unfurnished. It is available from July 1, 2025.

The project was designed by renowned architects Prof. Ing. arch. Ladislav Lábus, Ing. arch. Marek Chalupa, and Ing. arch. Štěpán Chalupa. It features an inner atrium illuminated by natural daylight and a solution for common areas with galleries.

The apartment includes an entrance hallway with storage space and access to all rooms. The heart of the apartment is a large living room with a kitchenette and access to the terrace, which borders both sides of the apartment. There are 2 bedrooms with large storage spaces, one with an en-suite bathroom, while the other bathroom is accessible from the hallway. Both bedrooms also have access to the terrace.

The housing is located in a park next to a green belt along the Vltava River with a

Floor area	113 m ²
Terrace	19.2 m ²
Loggia	4.1 m ²
Floor	3
Elevator	Ano
Building energy rating	B

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biking and inline skating trail and a wide range of sports facilities, including golf, tennis courts, and a freestyle park. Popular destinations include the nearby nature reserve Modřanská rokle. The Rosmarina restaurant is also highly sought after. Close to the house, there is also an electric car charging station.

The location offers full amenities. There are kindergartens, an elementary school, a high school, a health center, Billa and Albert supermarkets. It is also accessible by public transport with four tram lines to the city center (about a 15-minute ride). We recommend this comfortable living in a new building in a riverside location with greenery and great accessibility. For more information or to arrange a viewing, don't hesitate to get in touch with me.

VÁŠ MAKLÉR



Hana Fisherová

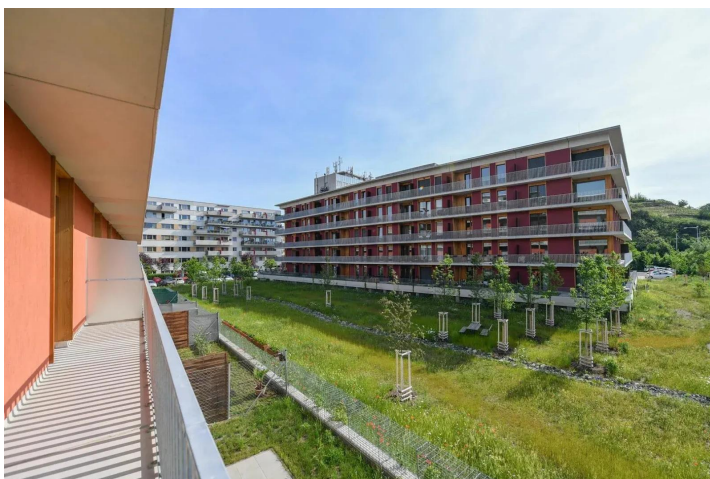
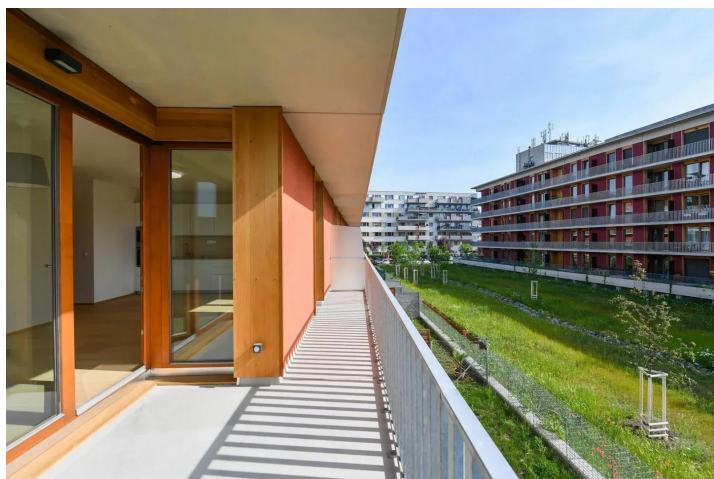
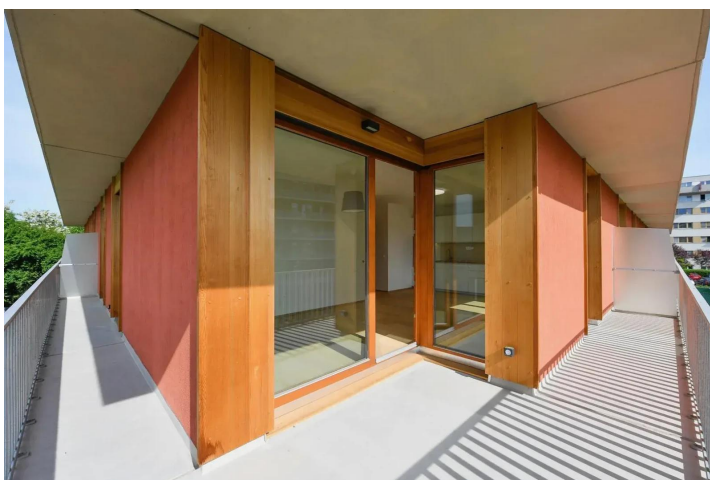
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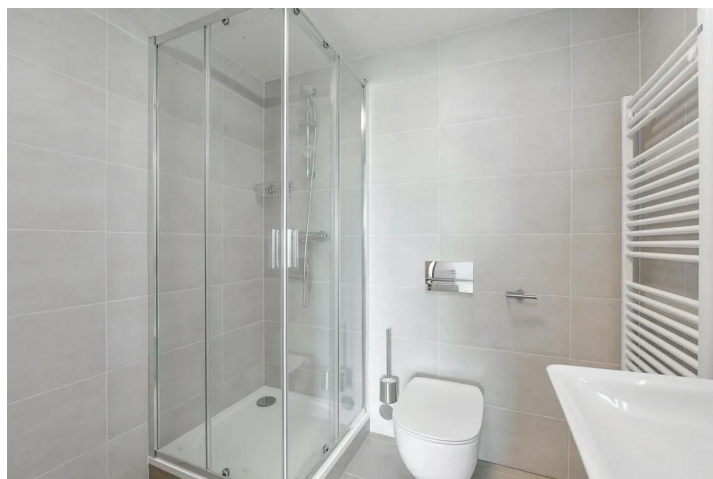
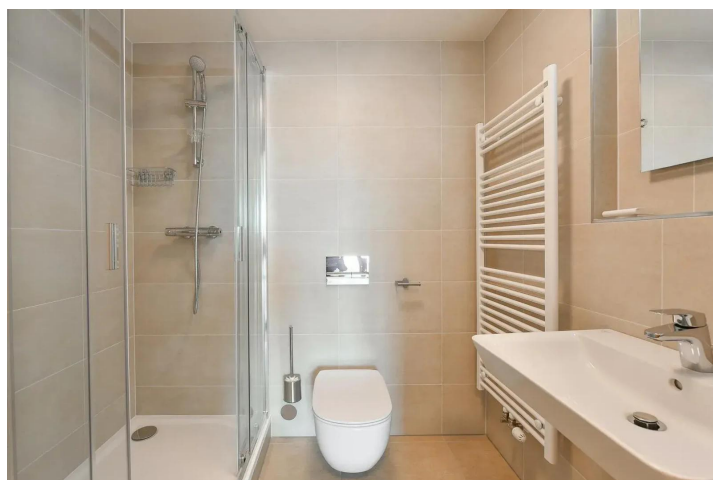
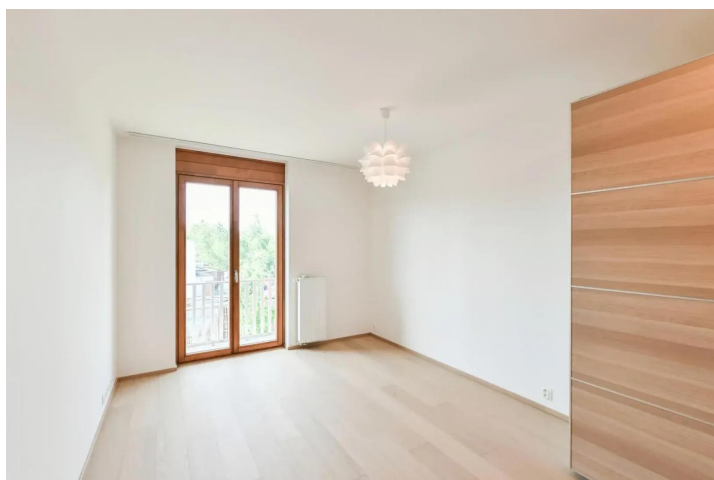
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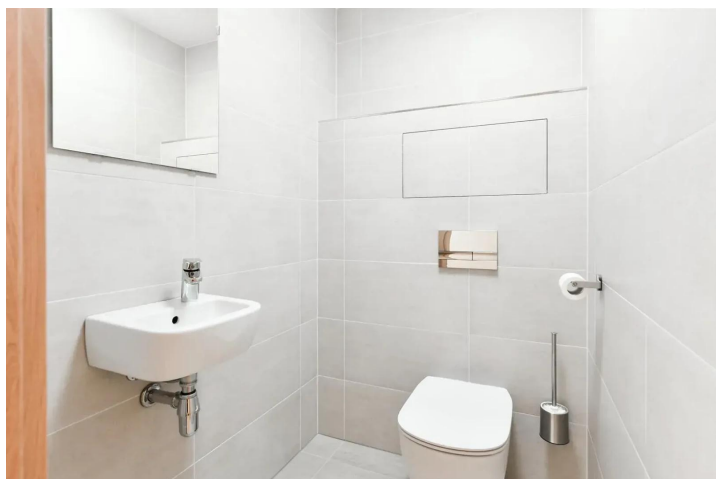
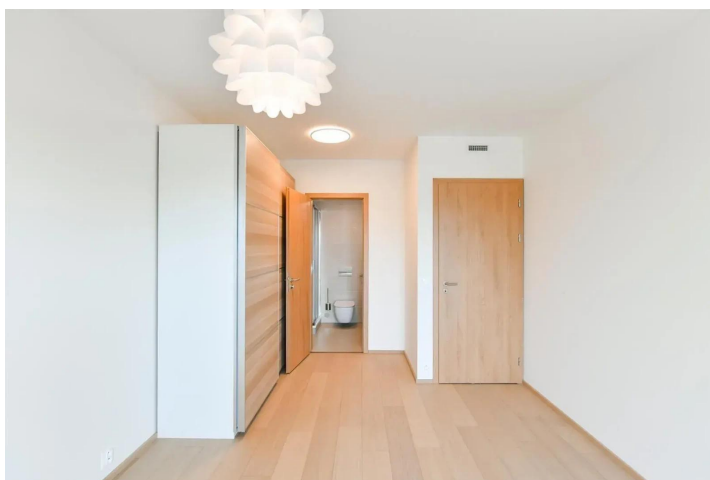
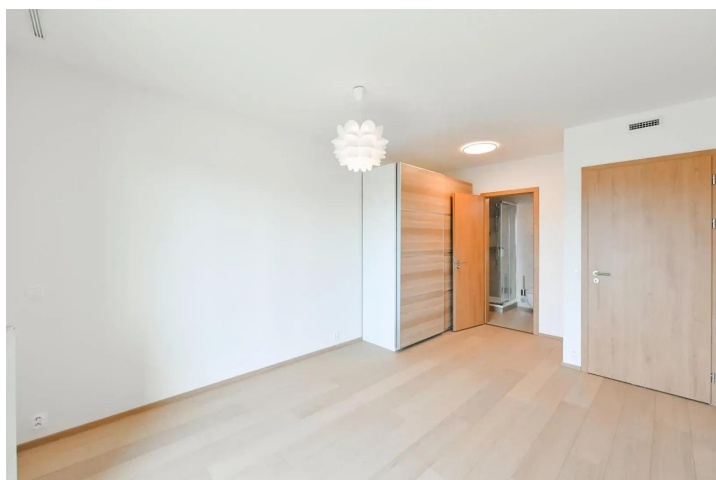
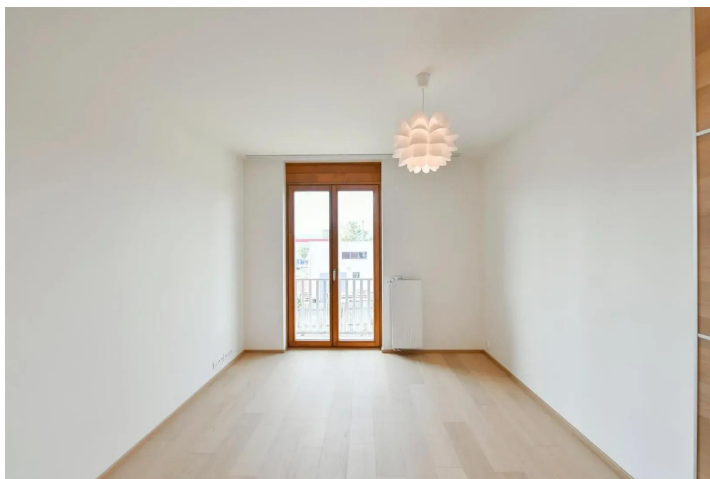
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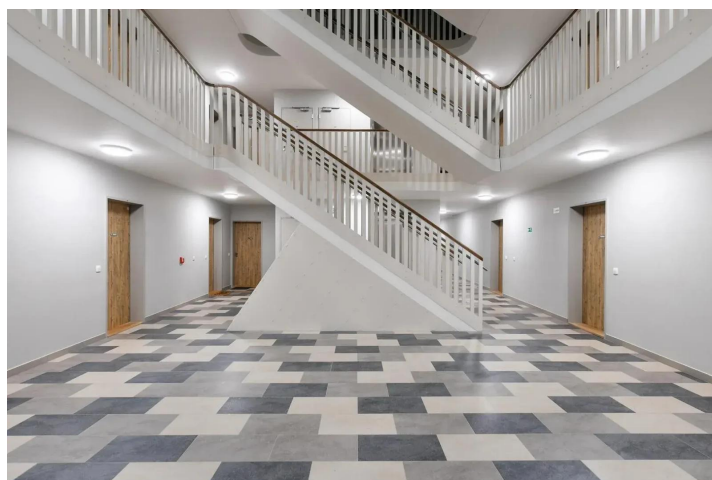
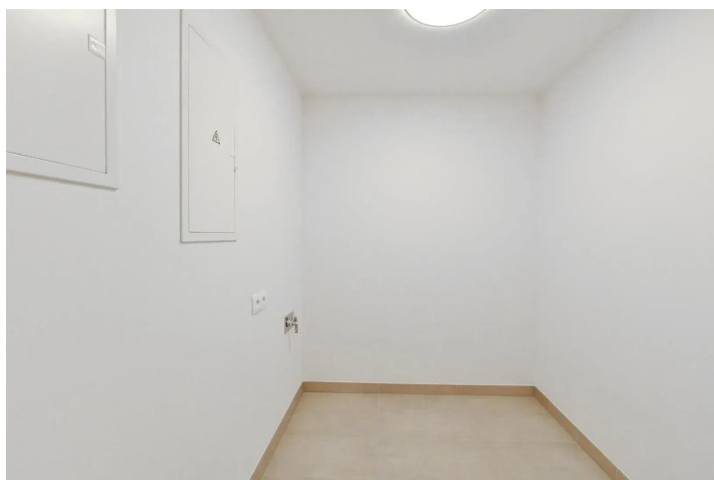
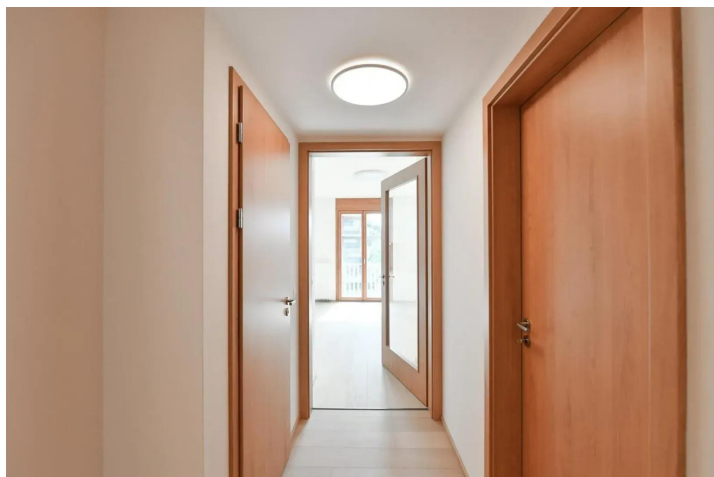
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