

APARTMENT 3+1 / Loggia + Cellar, total 80 m², Ownership: Personal, Vitošská 3412/5, Prague 4 – Modřany
6th floor of 7-story panel building, elevator, popular location, parking available, public transport 1 min, ready for immediate occupancy.

REASON FOR SALE: The apartment is offered for sale due to personal reasons. The owner plans to purchase another property and will use the proceeds from this sale, at least in part, for its financing.

LAYOUT:

- Hall: 13.13 m²
- Living room: 20.55 m², opens to loggia 4.8 m²
- Bedroom: 12.05 m²
- Second room: 12.05 m²
- Kitchen: 11.68 m²
- Bathroom: 2.85 m²
- Separate toilet: 1.03 m²
- Cellar: 2 m²

INTERIOR:

Beautiful, bright, and spacious apartment in original condition before renovation. Can be converted into 4+kk as shown in photos. South-East orientation. Kitchen equipped with cabinets, electric oven and stove, refrigerator, wardrobe, table, and chairs. Living room opens to loggia with a view of greenery / Modřanská rokle. Two rooms with wardrobes and beds. Large hallway with potential to build a walk-in closet/storage. Original bathroom with bathtub, separate toilet, plastic windows, curtains, chandeliers, floors: linoleum and carpet, central heating, water supply, no gas connection. Cellar in the basement. Optional agreement for leaving part of the furniture (e.g., fridge).

BUILDING:

Panel building from 1994, newly insulated roof, new electrical wiring, new large elevator for 14 people, 2x automatic entrance doors, cast floors, stroller/bike storage on the ground floor, cellars in basement, barrier-free access, CCTV system. The homeowners association is well-managed, financially stable, and continuously improving the building's technical condition and appearance. The building is clean and quiet. Energy performance certificate: C. Internet, satellite. Plenty of parking in front of the building.

RENOVATION (apartment & building):

Apartment is in original but well-maintained condition, ready for a full renovation – an opportunity to customize according to your needs or invest. The building was constructed 10 years later than surrounding panel buildings, so exterior insulation has not yet been done. A homeowners association meeting at the end of November 2025 will decide on insulation and possible modification/extension of the loggias.

MONTHLY COSTS: 6,961 CZK/month including 3,028 CZK contribution to the fund; electricity according to consumption. Reasonable costs for the apartment size.

ADVANTAGES / TRANSPORT / SURROUNDINGS:

- Public transport: 1 min to bus/tram, 20 min to city center/metro
- Quiet area, stable and functional homeowners association
- 6th floor – plenty of cumulative heat, beautiful view
- Parking without blue zones
- 3+1 with possibility to convert to 4+kk
- Bright apartment, SE orientation
- Investment potential
- Full civic amenities: elementary & nursery schools, Modřany shopping center, banks, shops, restaurants, polyclinic



- Modřanská rokle – natural area with valley / urban wilderness, perfect for walking, running, cycling, and children's activities

GPS: 50.0070878 N, 14.4301625 E

FROM CADASTRAL OFFICE: Apartment 3+1, Vitošská 3412, LV 7043, land parcel 4400/328, including buildings 3410, 3411, 3412, 3413, unit 3412/72, share of common parts 76/6055, Modřany Cadastral Office (Prague City area); 728616

VIEWING: 22 Nov 2025 at 13:00 and 6 Dec 2025 at 11:00, by phone appointment only. Attendance must be confirmed. For more info, call: +420 777 250 201, Vítězslav Matyáš

BUY NOW PRICE: 9,000,000 CZK