



Apartment One-bedroom (2+kk)

Sold

52.8 m², Praha 4, Modřany, Mezi vodami





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Total area	67 m ²
Floor area*	53 m ²
Balcony	14 m ²
Parking	Yes
Garage	Yes
Cellar	Yes
PENB	B
Reference number	100417

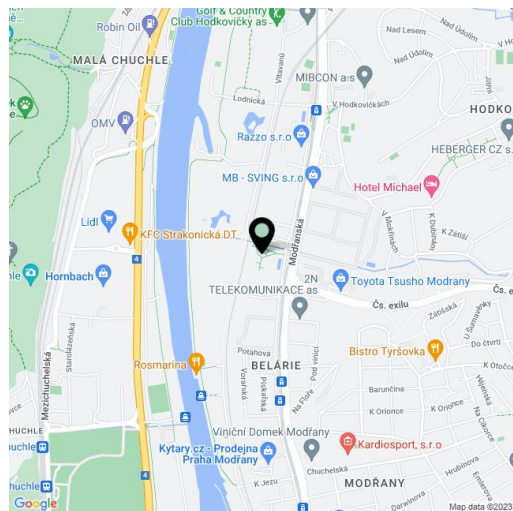
This new apartment with a large covered balcony is situated on the 2nd floor of the Zahálka residential project. A modern district designed by renowned architects with respect for nature is being created in the lower part of Modřany, right next to a golf course and a bike path. The apartment is offered completely furnished. A Garage space and a cellar are included in the price.

The layout consists of a living room with a kitchen, 1 bedroom, a bathroom (with a shower, toilet, sink, and connection for a washing machine), and an entrance hall. Both rooms have access to the balcony facing a **future green courtyard**.

The **high-quality facilities** include **Boen wooden floors**, **Villeroy & Boch** and **Hansgrohe** sanitary ware, large-format wall and floor tiles, Vetos interior doors, and class 3 entrance security doors with fire resistance and sound attenuation, wooden insulated double-glazed French Euro windows, a data and TV socket in both rooms, a videophone, and a **recuperation unit** for the automatic supply of fresh air. Central heating. The apartment is equipped with a kitchen unit and a built-in wardrobe, and a hall wall. The balcony can be shaded with **sliding slats**. The unit includes a **cellar and a garage parking space**, both conveniently accessible by **elevator**.

The residence is located in a developing area offering a wide range of **sports activities**. In the immediate vicinity is a **golf course**, a **leisure area**, children's playgrounds, and a **bike path**. You can safely get to the Vytoň embankment in 20 minutes or to the city center in 25 minutes. A tram stop with fast and frequent connections to the center is less than a 10-minute walk away, and you can also get to the city center by train to the Main Railway Station. A kindergarten, cafe, or supermarket will be built right in the residence.

Floor area 52.8 m², balcony 13.7 m².



* 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.



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Byt č. Apartment No.	50304
Typ Type	2+kk
Podlaží Floor	3.NP
01 Předstí Entrance	5,4 m ²
02 Obývací pokoj + kč Living room + kitchen	22,6 m ²
03 Ložnice Bedroom	15,5 m ²
04 Koupelna + WC Bathroom + Toilet	4,4 m ²
Obývací plocha bytu Living area	48,0 m ²
Svazek konstrukce Vertical Structures	4,8 m ²
Podlahová plocha bytu Apartment Area	52,8 m ²
05 Balkon Balcony	13,7 m ²
Plocha bytu celkem Apartment Area Total	66,5 m²

