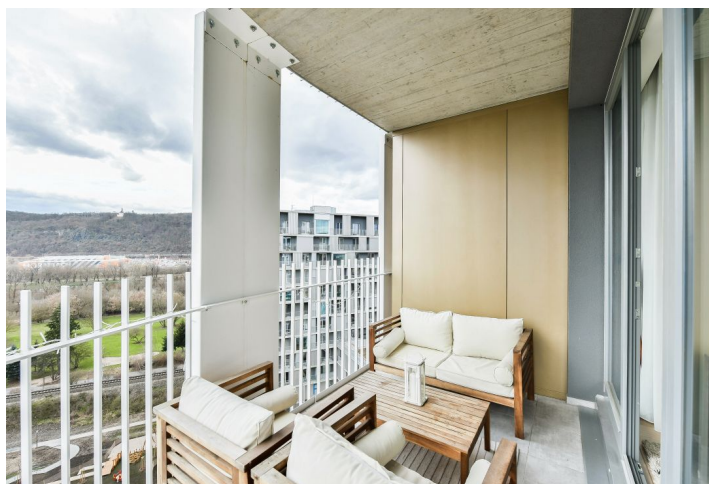




## Apartment Two-bedroom (3+kk)

Sold

80.3 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami





## Apartment Two-bedroom (3+kk)

**Sold**80.3 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami

Total area	110 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	29 m <sup>2</sup>
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
PENB	B
Reference number	101344

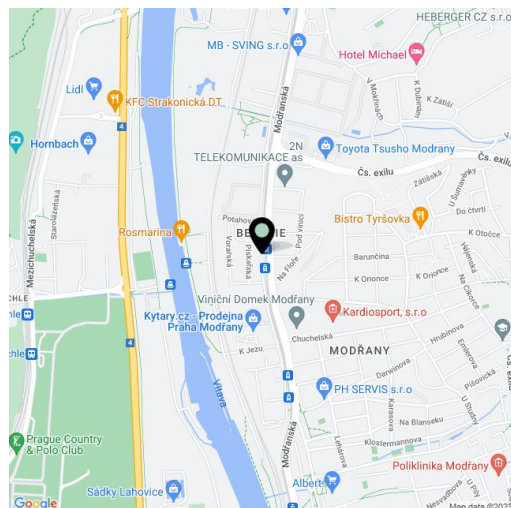
This bright, modern apartment with a terrace accessible from all rooms is located on the 10th floor of a building in the popular Zahálka residential complex with plenty of greenery. The project is situated in a developing part of the Modřany district, in the vicinity of a golf course and other sports grounds along the Vltava River. A garage parking space and cellar are included in the price.

The area of the apartment is efficiently divided into a living room with a kitchen, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall. All rooms have access to the **covered terrace**; the living room offers **views across the Vltava River of the Church of St. Jan Nepomucký in the Chuchelský Grove**.

The apartment is part of the **1st phase of the Zahálka project** completed in 2021. Facilities include **French wooden windows** and durable laminate floors. The custom-made kitchen is equipped with built-in **Siemens** appliances, and there are also built-in wardrobes in the bedroom and hallway in a style that matches the kitchen. Central heating. The purchase price includes **1 garage parking space and a cellar**.

The new residential area stands out for its **abundance of greenery** designed by renowned landscape architects. A **golf course** is in the immediate vicinity; it is also close to **outdoor and indoor sports** fields and a **bike path** that leads to the city center. A bus, tram, and railway stop are within reach; civic amenities can be found within a short driving distance.

Floor area 80.3 m<sup>2</sup>, terrace 29.2 m<sup>2</sup>.



\* 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.



## Apartment Two-bedroom (3+kk)

Sold

80.3 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami

