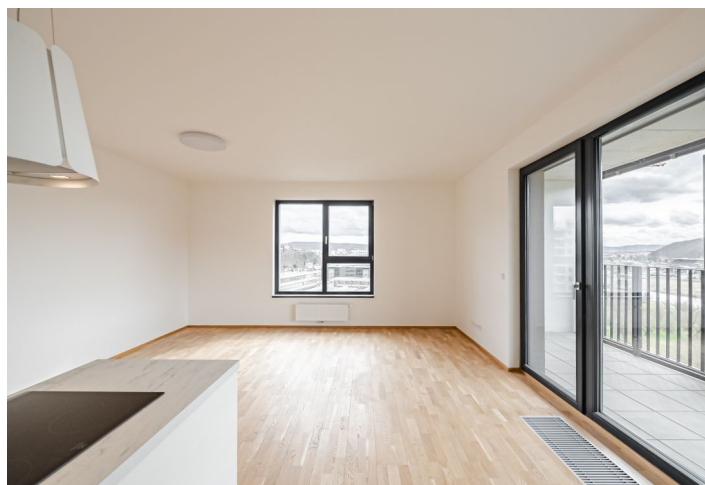




Apartment Three-bedroom (4+kk)

Rented

113.7 m², Prague 4, Modřany, Mezi Vodami





Apartment Three-bedroom (4+kk)

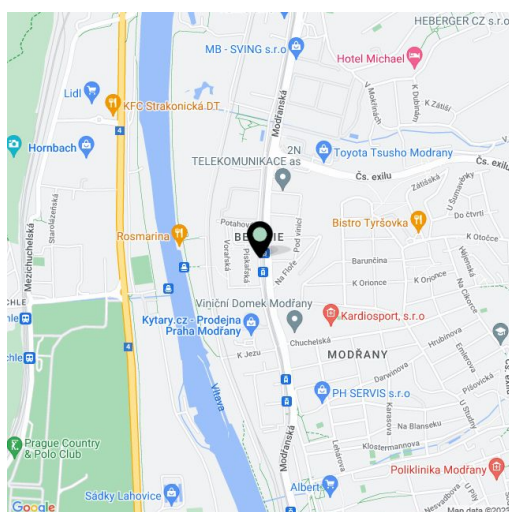
Rented113.7 m², Prague 4, Modřany, Mezi Vodami

Total area	125 m ²
Floor area*	114 m ²
Balcony	11 m ²
Parking	One or two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating: CZK 7,500. Electricity is billed separately.
PENB	B
Reference number	101346
Available from	Immediately

This brand new, unfurnished apartment with 2 bathrooms, a terrace, and lovely green views of the river and the adjacent golf course is situated on the 9th floor of the Zahálka Residence—a modern building that is part of a residential complex with a public park in Modřany, Prague 4. The location has been revitalized and transformed into a modern district with full services and amenities. Set in the immediate vicinity of a freestyle park, a rope center, tennis courts, a bike path along the Vltava River (25 minutes to the city center), and an in-line track. A tram stop with frequent connections to the city center is only an 8-minute walk from the building.

The interior features a living room with a fully fitted open plan kitchen and access to the **terrace**, 3 bedrooms, 2 bathrooms (bathtub, toilet/walk-in shower, toilet), a storage room, and an entrance hall.

Heat recovery ventilation, hardwood floors, large-format tiles, security entry door, Hanák kitchen, dishwasher, induction cooktop, cellar. Two garage parking spaces available for CZK 1500/month/space.



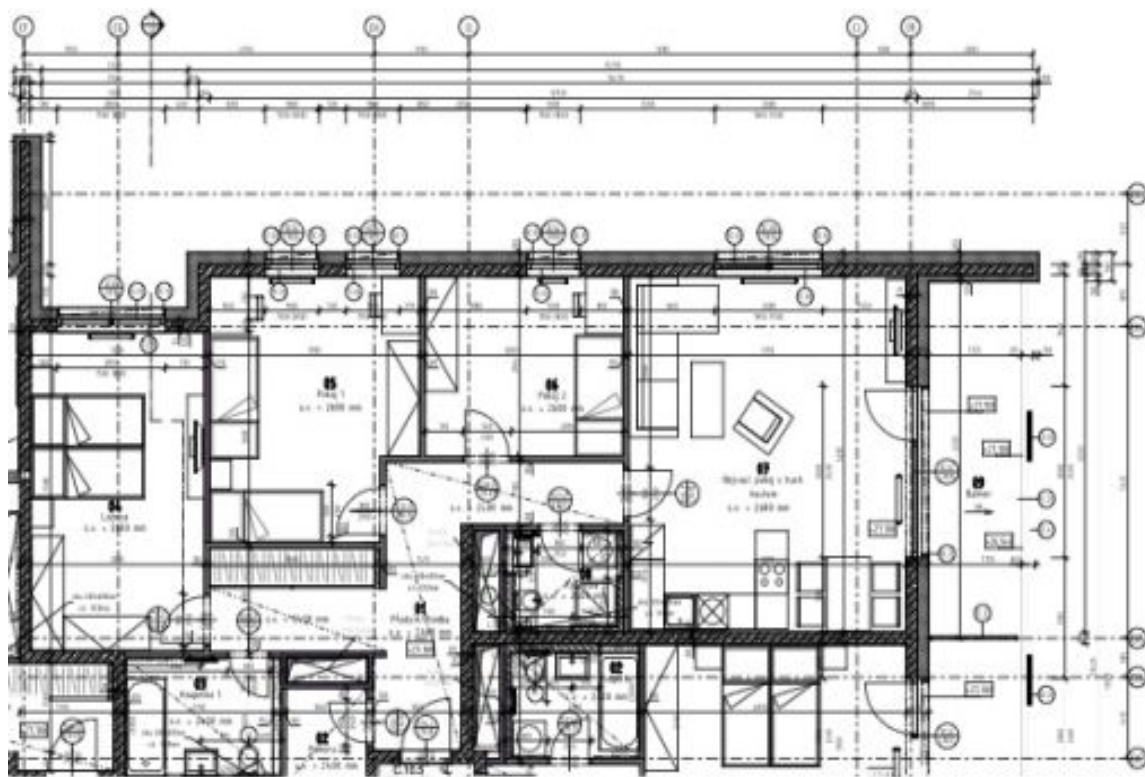
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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113.7 m², Prague 4, Modřany, Mezi Vodami

Podlaží Floor	Typ Type	4+kk 10.NP
01	Předsíň/chodba Entrance/hall	16.5 m ²
02	Komora Utility room	2.5 m ²
03	Kaučovník Bathroom	5.1 m ²
04	Ložnice Bedroom	17.8 m ²
05	Ložnice Bedroom	15.9 m ²
06	Ložnice Bedroom	11.5 m ²
07	Obývací pokoj + kč. Living room + kitchen	31.8 m ²
08	Komora Utility room	3.6 m ²
09	Chybná plocha bytu Living area	106.7 m ²
Stavě konstrukce Vertical Structures		7.0 m ²
Podlahová plocha bytu Apartment Area		113.7 m ²
09	Balkón Balcony	10.5 m ²
Plocha bytu celkem Apartment Area Total		124.6 m ²

