



## Apartment Two-bedroom (3+kk)

Rented

90.4 m<sup>2</sup>, Prague 4, Modřany, Mezi vodami





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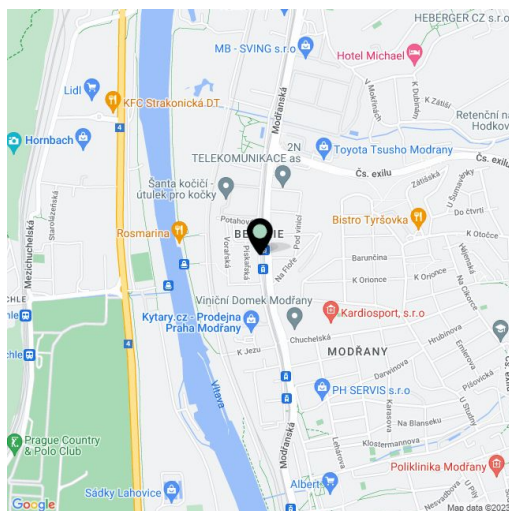
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Total area	128 m <sup>2</sup>
Floor area*	90 m <sup>2</sup>
Loggia	38 m <sup>2</sup>
Parking	Garage parking is available.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 7,200. Electricity is billed separately.
PENB	B
Reference number	102538
Available from	Immediately

This unfurnished apartment with 2 enclosed balconies and lovely green views of the river and the adjacent golf course is situated on the 6th 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 apartment features a living room with a fully fitted open plan kitchen and access to an **enclosed balcony**, two bedrooms with a shared **enclosed balcony**, a bathroom (bathtub with a shower screen, toilet), a utility room with a guest toilet, and an entrance hall with a built-in wardrobe.

**Hardwood floors**, vinyl floor, tiles, security entry door, built-in wardrobe in one bedroom, central heating, dishwasher, microwave oven, **cellar**. **Two garage parking spaces** are included.



\* 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.