



Apartment One-bedroom (2+kk)

Rented

52.8 m², Praha 4, Modřany, Mezi vodami





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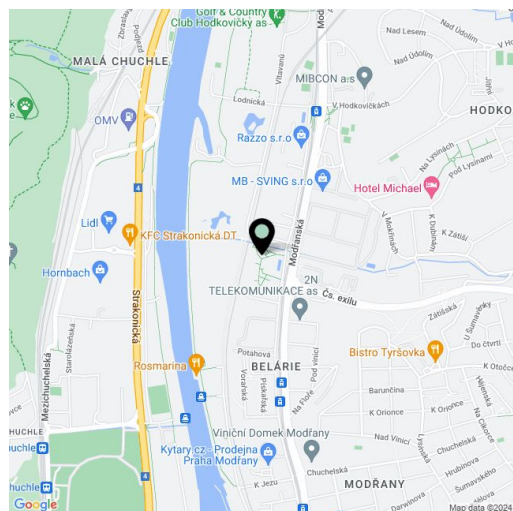
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Total area	67 m ²
Floor area*	53 m ²
Balcony	14 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating approx. CZK 4,500. Electricity is billed separately.
PENB	B
Reference number	104150
Available from	Immediately

This furnished apartment with a large covered balcony is situated on the 2nd floor of the Zahálka Residence—a modern building that is part of a residential complex with a public park and an adjacent golf course 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 consists of a living room with a fully fitted open plan kitchen, a bedroom, a bathroom with a walk-in shower and toilet, and an entrance hall. Both rooms have access to a balcony facing a green courtyard.

Heat recovery ventilation unit, Boen wooden floors, Villeroy & Boch and Hansgrohe sanitary ware, large-format wall and floor tiles, custom-made kitchen, security entry door, wooden insulated double-glazed French Euro windows, data and TV socket in both rooms, video entry phone, central heating, built-in wardrobe, cellar. A garage parking space is 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.



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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	15,6 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





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