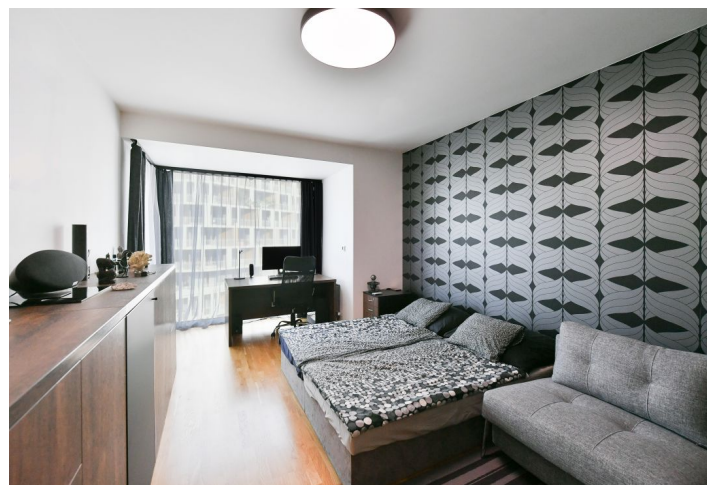
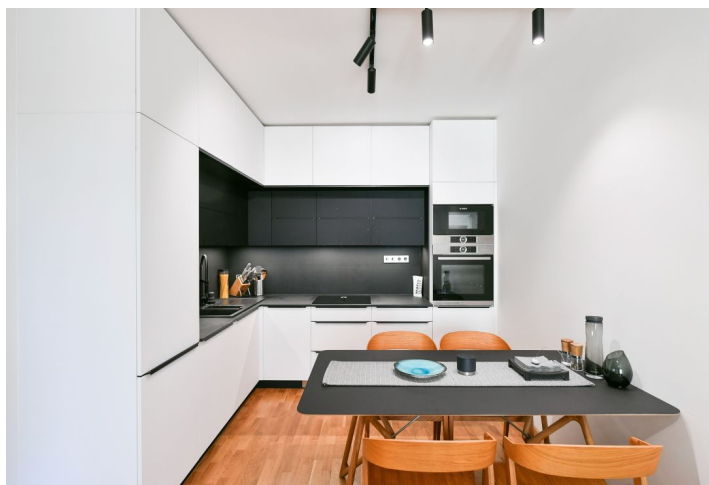




Apartment One-bedroom (2+kk)

€ 473 258 | CZK 11 990 000

61.5 m², Praha 4, Modřany, Mezi Vodami





Apartment One-bedroom (2+kk)

€ 473 258 | CZK 11 990 000

61.5 m², Praha 4, Modřany, Mezi Vodami

Total area	65 m ²
Floor area*	62 m ²
Balcony	4 m ²
Parking	Parking space
Garage	Yes
Cellar	3 m ²
PENB	F
Reference number	105848

This fully equipped apartment on the 7th floor of a new building with an elevator boasts the pleasant tranquility of a flourishing location in Prague's Modřany neighborhood and pleasant views of the surrounding greenery. The Zahálka residential complex is located next to a golf course and a popular leisure area with a restaurant on the banks of the Vltava River.

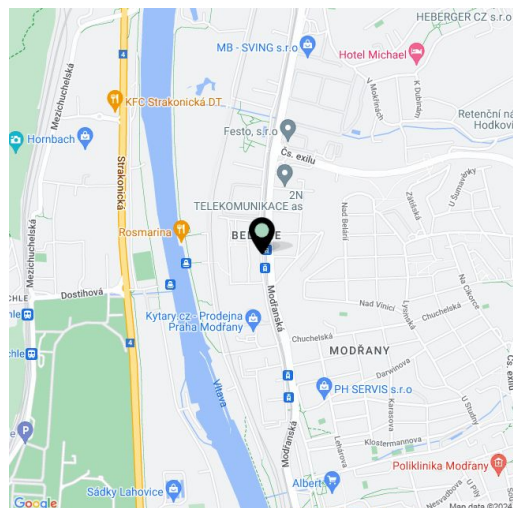
The layout of the apartment consists of a living room with a kitchen, dining area, and access to the **loggia**, a spacious bedroom with a **large-format window** (currently used as a work corner), a bathroom, and a hallway. The rooms are east-facing. The property also includes a covered **parking space** and a **cellar**.

Its professional interior design combines wooden elements with decors in a combination of black, white, and shades of gray to create a modern **harmonious home**. The kitchen is equipped with high-quality **Bosch** appliances, and the high-standard facilities are complemented by **French windows, rebateless** interior doors by the **SAPELI** Czech brand (doors to the living room are glazed with practical hinges on both sides), and custom **built-in furniture**.

The new residential area stands out for its abundance of greenery designed by renowned landscape architects. In the immediate vicinity is also a **golf course**, numerous children's playgrounds, and it is close to outdoor and indoor sports fields and to a **bike path** connecting the city center with Zbraslaví. There is a bus, tram, and railway stop within reach, and complete amenities are within a short driving distance.

The possibility of taking over a mortgage loan with an interest rate of 2.09% and fixation until 2031.

Floor area 61.5 m², balcony 3.8 m², cellar 3.1 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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