



## Apartment One-bedroom (2+kk)

Rented

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





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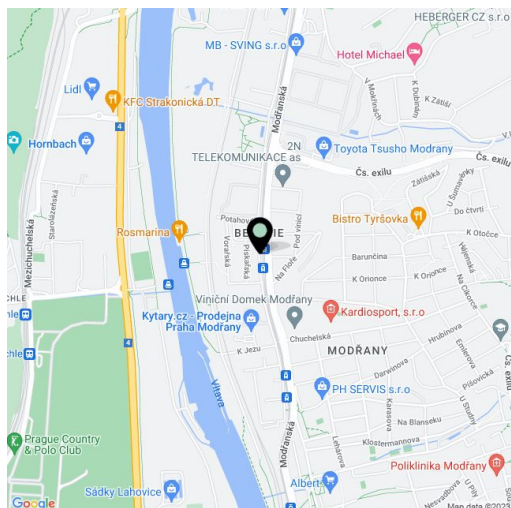
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Total area	82 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Parking available at CZK 2000/month.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39572
Available from	Immediately

New 1-bedroom flat with a beautiful view of the greenery and the neighboring golf course Hodkovičky, with a cellar and the possibility of renting a garage space, situated on the 3rd floor of a new building, which is part of a residential complex with a public park. The location is undergoing gradual revitalization and transformation into a modern district with all services. A freestyle park, rope center, bike path (20 minutes on the Výtoň, 25 minutes center), medical center in the immediate vicinity. A tram stop with frequent connections to the center is an 8-minute walk away.

The apartment area is divided into a living room with an equipped kitchenette, a bedroom with an equipped **walk-in closet**, a bathroom with a bathtub and a toilet and an entrance hall. Both rooms have access to a **16-meter terrace** with a storage room.

**Wooden decking** on the floor, **underfloor heating** in the bathroom, large wooden windows, **recuperation**, dishwasher, microwave, cellar. In the house there is a room for strollers and bicycle, at the house entrance there is a lobby with a sitting area. Garage parking for an extra charge of CZK 2,000/month. Deposit for common building charges, water and heating CZK 3,000. Electricity is billed separately.



\* 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.

