



## Apartment One-bedroom (2+kk)

Rented

50.6 m<sup>2</sup>, Praha 4, Modřany, Mezi Vodami





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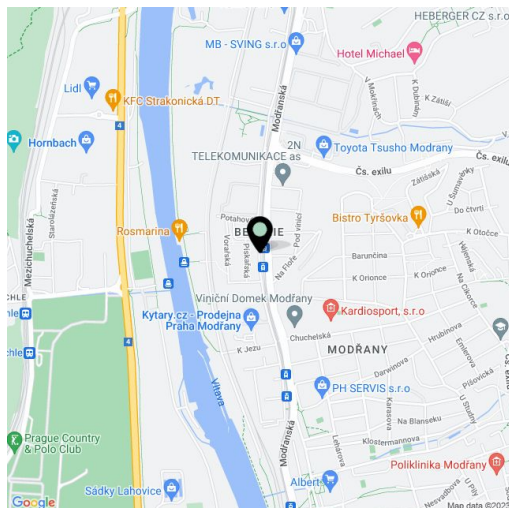
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Total area	57 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for common building charges, water, heating, and electricity CZK 5,000/month.
PENB	B
Reference number	39878
Available from	Immediately

Fully furnished one-bedroom apartment with a terrace and beautiful views of the greenery and the neighboring Hodkovičky golf course is situated on the 6th floor of a building, which is part of a residential complex with a public park. The location is being gradually revitalized and transformed into a modern district with a full range of services. In the immediate vicinity of a freestyle park, a rope center, a bike path (25 minutes to the center), and health clinic. A tram stop with frequent connections to the center is only an 8-minute walk from the building.

The apartment area is divided into a living room with an equipped kitchenette, a bedroom with **built-in wardrobes**, a bathroom with a bathtub and a toilet, and an entrance hall with storage space. The **terrace** is accessible from the living room and the bedroom.

Floating floors, tiles, **underfloor heating** in the bathroom, large wooden windows, **recuperation**, dishwasher, microwave, induction hob, **cellar**. TV, **electric blinds** in the living room. Stroller and bicycle storage, **lobby** at the building entrance. **Garage parking** 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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