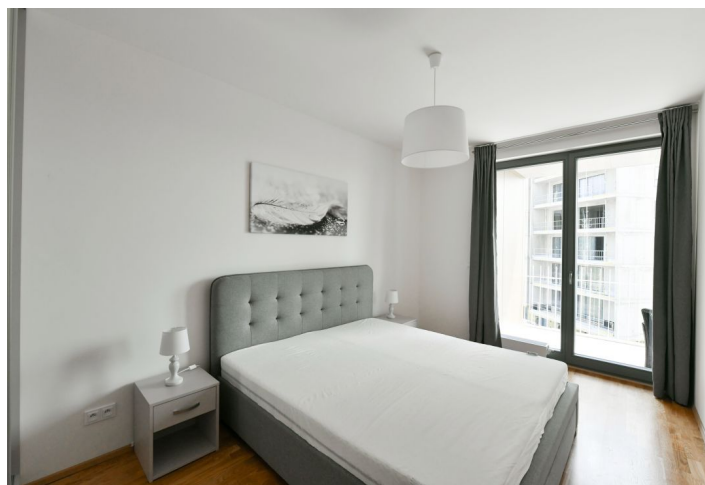




Apartment One-bedroom (2+kk)

Rented

48.4 m², Prague 4, Modřany, Mezi Vodami





Apartment One-bedroom (2+kk)

Rented

48.4 m², Prague 4, Modřany, Mezi Vodami

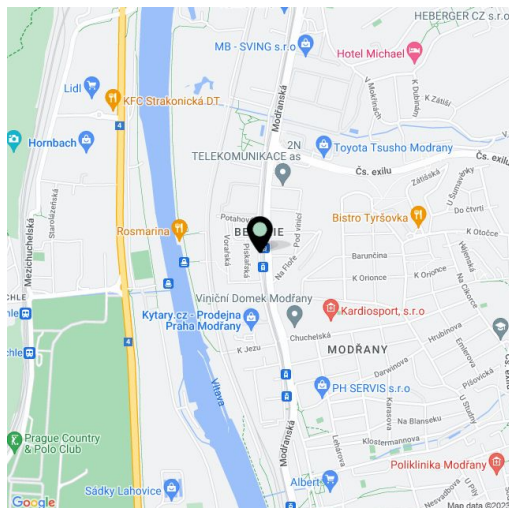
Total area	64 m ²
Floor area*	48 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, heating, and electricity CZK 5,000 per month.
PENB	B
Reference number	39879
Available from	Immediately

This fully furnished one-bedroom apartment with a terrace, cellar, and a garage parking space is on the 8th floor of a recently built 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 complete services. In the immediate vicinity of a freestyle park, rope center, bike path (25 minutes to the center), and a healthcare 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 a fully equipped kitchen corner, a bedroom with **built-in wardrobes**, a bathroom with a bathtub and a toilet, and an entrance hall with storage space. The **terrace** with storage space is accessible from both rooms.

Floating floors, tiles, **underfloor heating** in the bathroom, large wooden windows, recuperation, dishwasher, microwave, induction hob, cellar.

Stroller and bicycle storage, lobby at the building entrance. **Garage parking space 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.



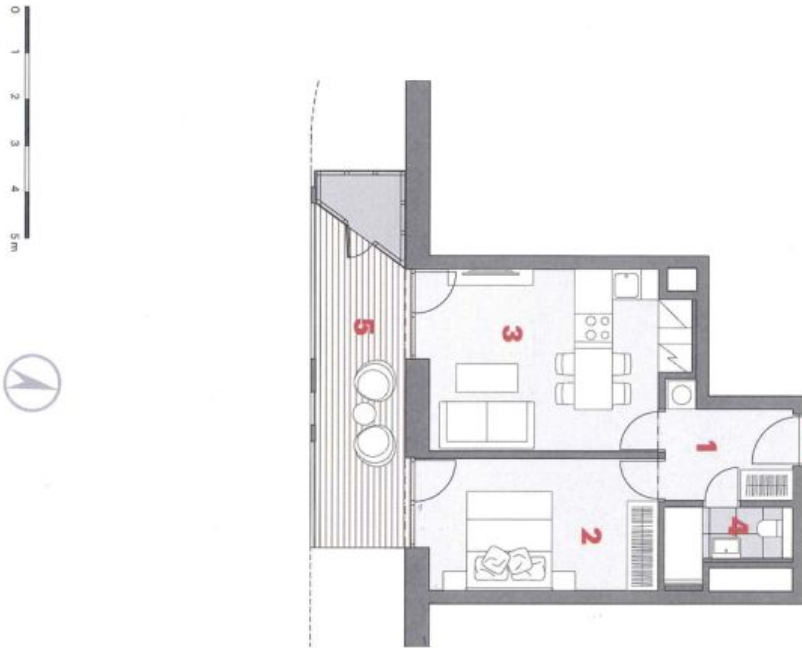
Apartment One-bedroom (2+kk)

48.4 m², Prague 4, Modřany, Mezi Vodami

Rented

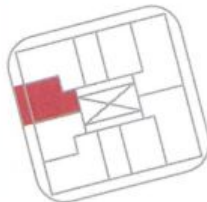


TYP • TYPE PODLAHOVÁ PLOCHA M ² • APT. AREA M ² NADZEMNÍ PODLAŽÍ • FLOOR BUDOVA • BUILDING	2+KK 48,3 8 G
1 předstíř = entrance 2 ložnice = bedroom 3 obývací pokoj + kč = living room + kc 4 koupelna = bathroom — obýtná plocha = living area — světlé konstrukce = vertical structures — podlahová plocha = apartment area 5 balkon = balcony — plocha bytu celkem = apt. area total	6,2 m ² 14,4 m ² 20,7 m ² 3,4 m ² 44,7 m ² 36 m ² 48,3 m ² 15,3 m ² 63,6 m²



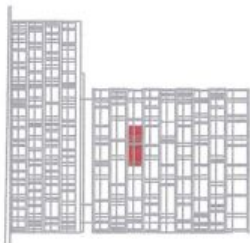
PLAN PODLAŽÍ

FLOOR PLAN



POHLED NA DŮM

BUILDING VIEW



Upozornění:
 Podlahová plocha bytu dle platných právních předpisů je rovina vlny 0,2. Sběrovčí B0.1 znamená celkovou plochu včetně nástavby bytu a také plochy pod rampou i rampovými stěny, přídkami a šedý lžko označené jako vlnná konstrukce. Aždi se o plochu, která je vymezena odpovídající čarou bytu. Pro výhledy je vyznačeno pouze vlnové číslo. Vybavení zařízení v pokojích není uvedeno, suché, topné, či sondažní měřicí zařízení dle přílohy. Rozsah dodávek je specifikován ve smlouvě. Investor si vyhrazuje právo na změnu úpravy.