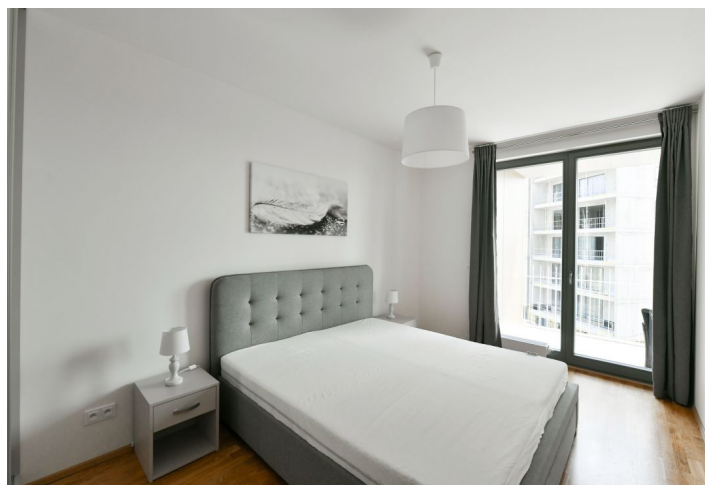




Apartment One-bedroom (2+kk)

€ 1 076 | CZK 27 000

48.4 m², Prague 4, Modřany, Mezi Vodami





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€ 1 076 | CZK 27 000

48.4 m², Prague 4, Modřany, Mezi Vodami

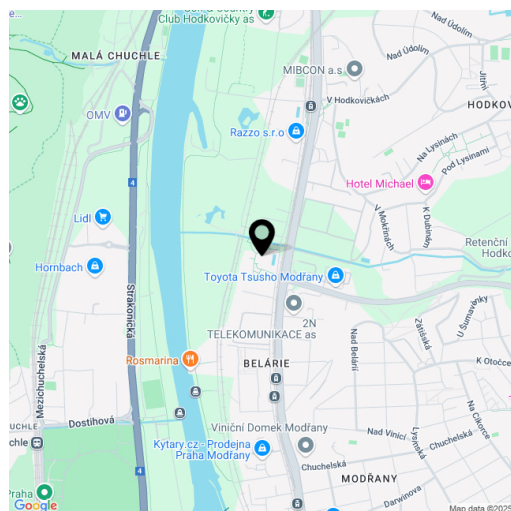
Total area	64 m ²
Floor area*	48 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, heating, and electricity CZK 5,000 per month.
PENB	B
Reference number	39879
Available from	01.05.2025

This fully furnished one-bedroom apartment with a terrace, cellar, and 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, Tesco store, café and restaurant. 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, a bedroom with **built-in wardrobes**, a bathroom with a bathtub and 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.



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TYP * TYPE PODLAHOVÁ PLOCHA M ² * APT. AREA M ² HODZERNÍ 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 — obytvá plocha * living area — světlé konstrukce * vertical structures — podlahová plocha * apartment area 5 balkon * balcony — plocha bytu celkem * apart. area total	6,2 m ² 14,4 m ² 20,7 m ² 3,4 m ² 44,7 m ² 3,6 m ² 48,3 m ² 15,3 m ² 63,6 m ²

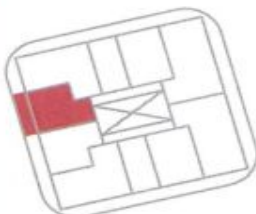


LOKALITA

LOCATION

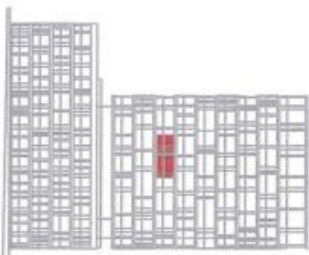
PLAN PODLAŽÍ

FLOOR PLAN



POHLED NA DŮM

BUILDING VIEW



Upozornění:
 Podlahová plocha bytu dle platných právních předpisů (zákon č. 216/2012 Sb.) znamená celkovou plochu všech místností bytu a také plochy pod escpými / rozvodnými stromy, příslušenství a jiné (dlaždice, dlažba, kobercování, adne se o plochu).
 Hraní by vymezena děrovoými stromy bytu.
 Přívky jednotlivých místností jsou pouze orientační. Vycházení z bytu v případě bytu (koupelna, kuch, ložn, kč, společná kč) není součástí dodávky. Icczní dodávky je zpediřován ve srovnání. Investor si vřizně přivzo na dčkové úpravě.