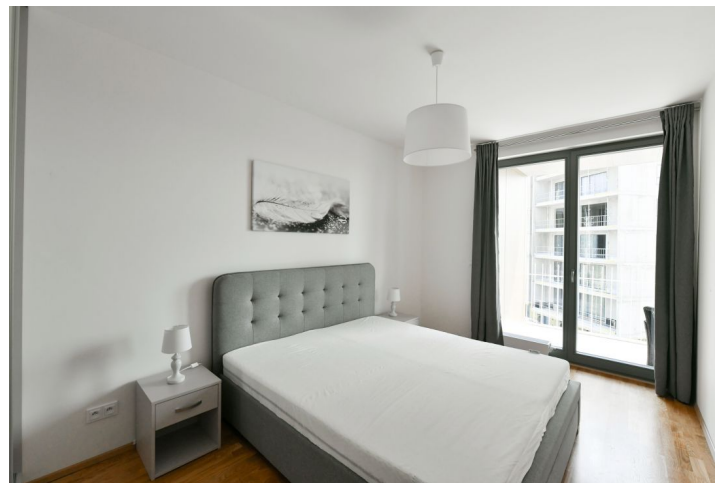




Apartment One-bedroom (2+kk)

Rented

48.4 m², Prague 4, Modřany, Mezi Vodami





Apartment One-bedroom (2+kk)

Rented

48.4 m², Prague 4, Modřany, Mezi Vodami

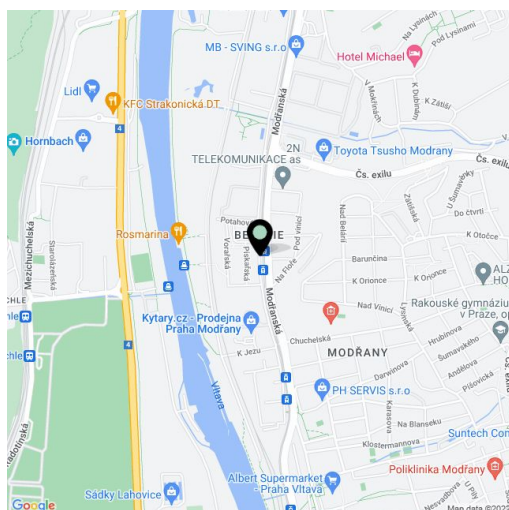
Total area	64 m ²
Floor area	48 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39879

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.** Deposit for common building services, water and heating CZK 3,500 per month. Electricity is paid separately. Available from October 2022.






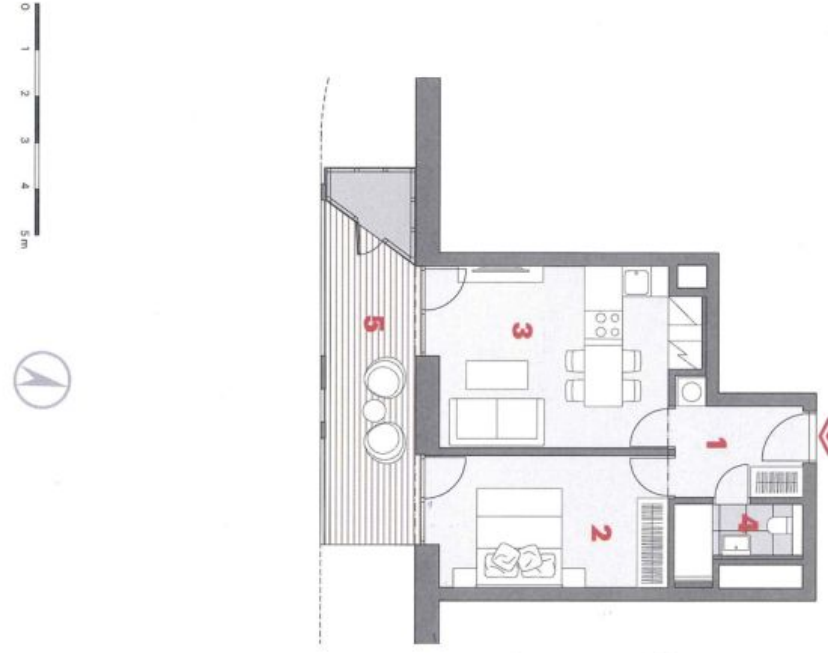
Apartment One-bedroom (2+kk)

48.4 m², Prague 4, Modřany, Mezi Vodami

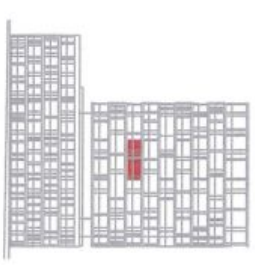
Rented




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



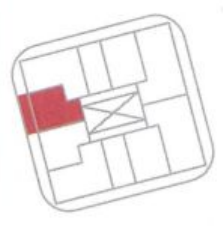
POHLED NA DŮM BUILDING VIEW



LOKALITA LOCATION



PLAN PODLAŽÍ FLOOR PLAN



Upravená:
 Podlahová plocha bytu dle platných právních předpisů činí 48,3 m².
 Všechny plochy podzemní části bytu a sálk plochy pod zemí (i vodorovný stěny, příčky a sloupky) jsou označeny jako vnitřní konstrukce. Až do 10 m² plochy, která je vymezena vodorovnými stěnami bytu, jsou považovány za plochu bytu.
 Plochy podzemní části bytu (stěny, příčky a sloupky) nejsou zahrnuty v plošných bodech bytové, sálk, tisk, či souběžné míry a není součástí daně. Rozsah dodávky je specifikován v smlouvě.
 Investor si vyhrazuje právo na změny úpravy.