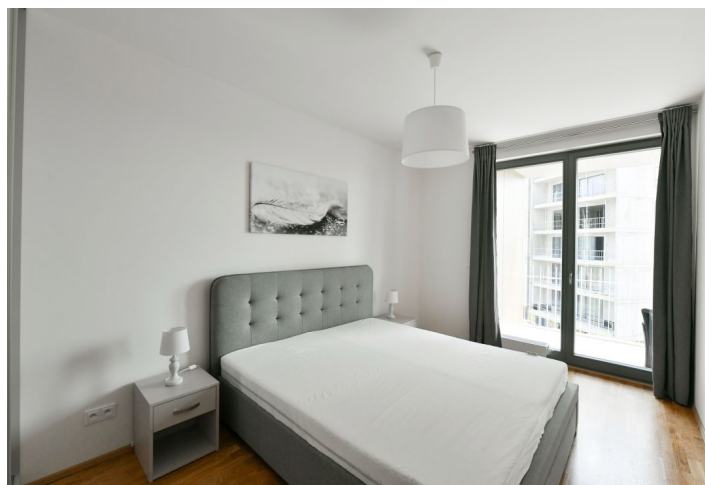




## Apartment One-bedroom (2+kk)

Rented

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





## Apartment One-bedroom (2+kk)

Rented

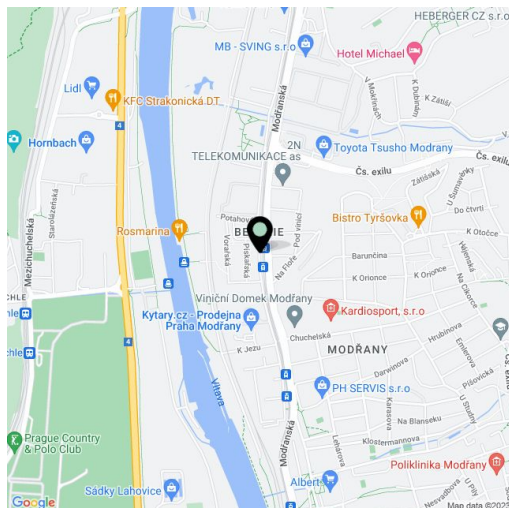
48.4 m<sup>2</sup>, Praha 4, Modřany, Mezi Vodami

Total area	64 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
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)

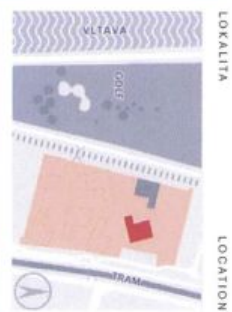
48.4 m<sup>2</sup>, Praha 4, Modřany, Mezi Vodami

Rented

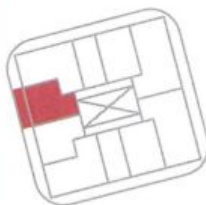


**2+KK**  
 PODLAHOVÁ PLOCHA M<sup>2</sup> • APT. AREA M<sup>2</sup> **48,3**  
 NADZEMNÍ PODLAŽÍ • FLOOR **8**  
 BUDOVA • BUILDING **G**

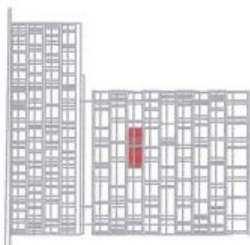
1	předstíř = entrance	6,2 m <sup>2</sup>
2	ložnice = bedroom	14,4 m <sup>2</sup>
3	obývací pokoj + kč. = living room + kc	20,7 m <sup>2</sup>
4	koupelna = bathroom	3,4 m <sup>2</sup>
—	obýtná plocha = living area	44,7 m <sup>2</sup>
—	světlé konstrukce = vertical structures	3,6 m <sup>2</sup>
—	podlahová plocha = apartment area	<b>48,3 m<sup>2</sup></b>
5	balkon = balcony	15,3 m <sup>2</sup>
—	plocha bytu celkem = apart. area total	<b>63,6 m<sup>2</sup></b>



LOKALITA LOCATION  
PLAN PODLAŽÍ FLOOR PLAN



POHLED NA DŮM BUILDING VIEW



Informace:  
 Podlahová plocha bytu dle platných právních předpisů je určena výměry 4, 386/2013 Sb.) včetně celkové plochy všech místností bytu a také plochy podzemní i nadzemní střeš. příslušenství a sítě bytu včetně jeho vnitřní izolace. Adresa je o plochu, která je vymezena odpovídajícími číly bytu. Pro více informací kontaktujte makléře. Uplatnění záloh v plněních bytu (výpůjčka, sádky, škůdci, atd.) související s nájemní smlouvou, rozsahem dodávek je specifikován ve smlouvě. Investor si vyhrazuje právo na změnu úpravy.