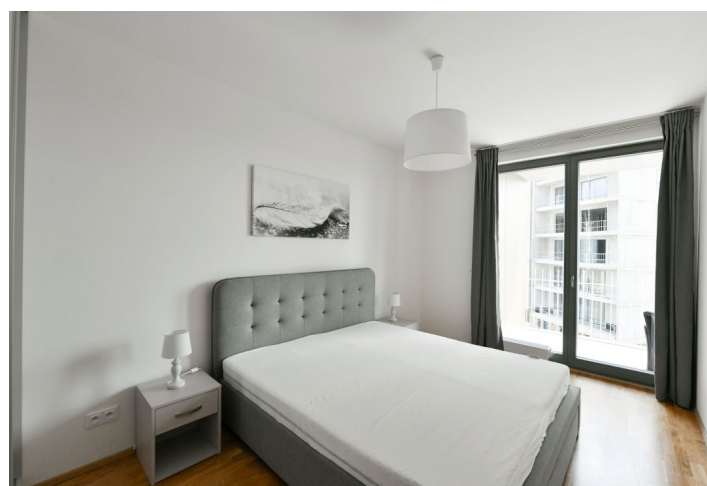
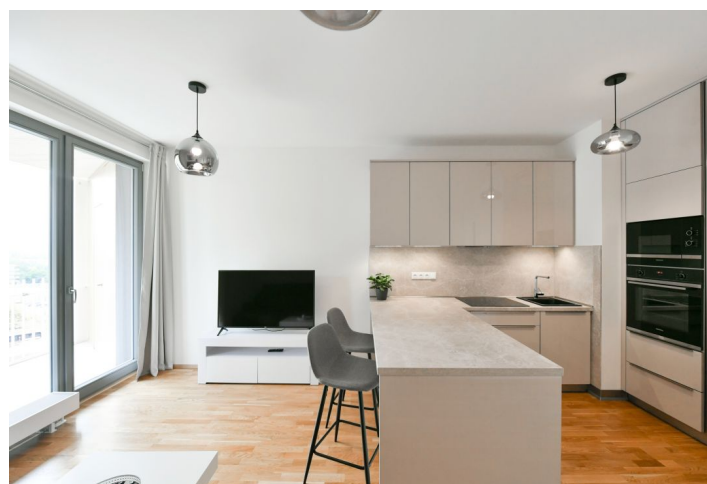




Apartment One-bedroom (2+kk)

Rented

48.4 m², Prague 4, Modřany, Mezi Vodami





Apartment One-bedroom (2+kk)

Rented48.4 m², Prague 4, Modřany, Mezi Vodami

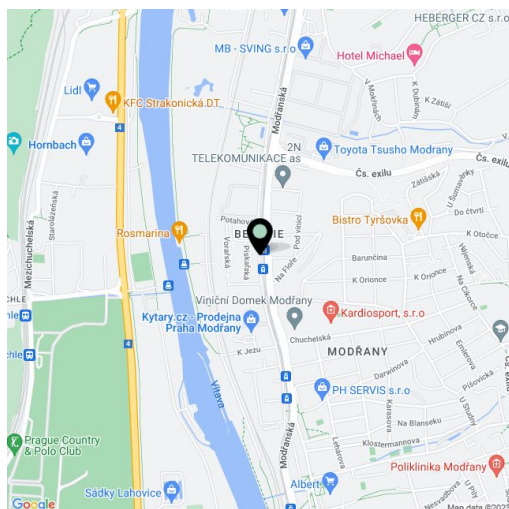
Total area	64 m ²
Floor area*	48 m ²
Terrace	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39879
Available from	30.09.2025

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.

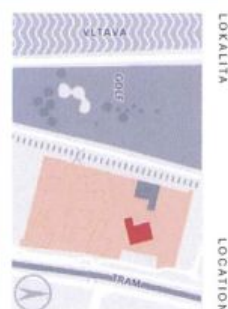
Stroller and bicycle storage, lobby at the building entrance. **Garage parking space included.** Deposit for common building services, water and heating CZK 3,500 per month. Electricity is paid separately. Available from October 2022.



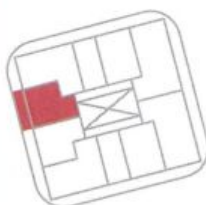
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

48.4 m², Prague 4, Modřany, Mezi Vodami

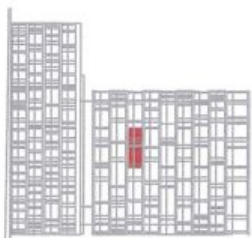
TYP • TYPE		2+K
POLIARHOVA PLOCHA M ² • APT. AREA M ²		48,3
MAZOVANÍ PODLAŽÍ • FLOOR		8
BUDOVA • BUILDING		G
1 předstěn • entrance	6,2 m ²	
2 ložnice • bedroom	14,4 m ²	
3 obývací pokoj • lk • living room + bc	20,7 m ²	
4 koupelna • bathroom	3,4 m ²	
— obytná plocha • living area	44,7 m ²	
— vstřík konstrukce • vertical structures	3,6 m ²	
— podlahové plochy • apartment area	48,3 m ²	
5 balkon • balcony	15,3 m ²	
— plocha bytu celkem • apart. area total	63,6 m ²	



PLÁN PODLAŽÍ FLOOR PLAN



POHLED NA DŮM BUILDING VIEW

[illegible]