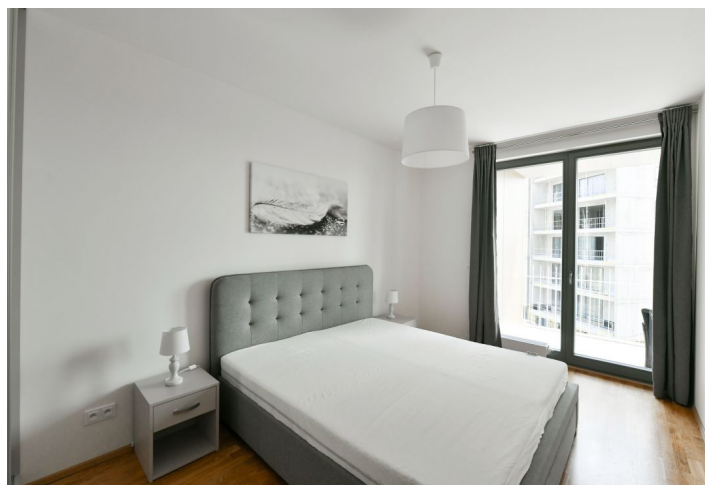




Apartment One-bedroom (2+kk)

Rented

48.4 m², Prague 4, Modřany, Mezi Vodami





Apartment One-bedroom (2+kk)

Rented

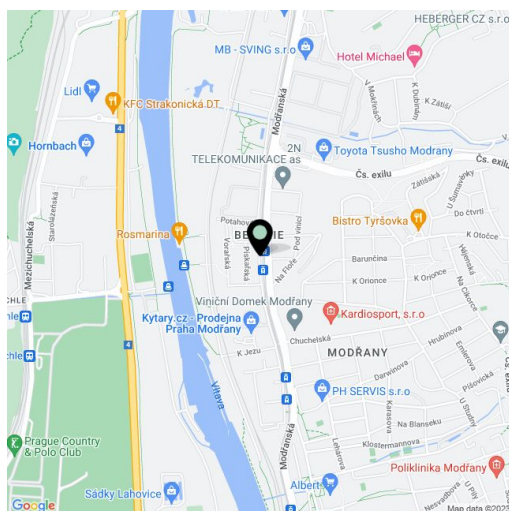
48.4 m², Prague 4, Modřany, Mezi Vodami

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.



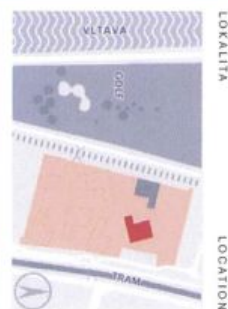
Apartment One-bedroom (2+kk)

Rented

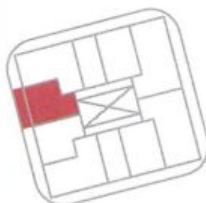
48.4 m², Prague 4, Modřany, Mezi Vodami



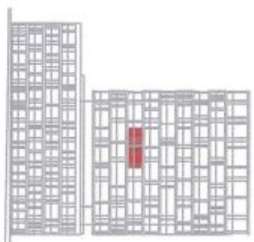
1	průchod = entrance	6,2 m ²
2	ložnice = bedroom	14,4 m ²
3	obývací pokoj + kč. = living room + kc	20,7 m ²
4	koupelna = bathroom	3,4 m ²
—	obývací plocha = living area	44,7 m ²
—	světlé konstrukce = vertical structures	3,6 m ²
—	podlahová plocha = apartment area	48,3 m ²
5	balkon = balcony	15,3 m ²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



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 rampami / rampovými stěny, přídkami a šedý tón označuje jako vlnu kování. Až do 10 m² plochy, která je vymezena odpočítáním bytu bytu, je považována za plochu bytu. Vybavení bytu je uvedeno v příloze k inzerátu. Rozsah dodávek je specifikován u každé součásti. Investor si vyhrazuje právo na změny úpravy.