



## Apartment One-bedroom (2+kk)

Sold

48.8 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami





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Total area	57 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39908

This apartment with two balconies and a garage parking space is located on the 5th floor of a new residential complex with plenty of greenery that is being built in the district of Modřany on the banks of the Vltava River.

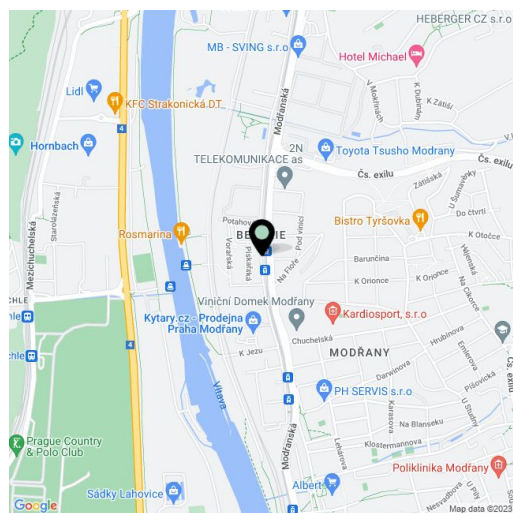
The layout consists of a living room with space for a kitchen and access to a **balcony**, a bedroom with a **second balcony**, a bathroom (with a shower, toilet, sink, and connection for a washing machine), and a hall.

Facilities include **wooden Euro-windows** with insulated double-glazed panes, **wooden floors**, data and TV socket in both rooms, entrance security fireproof doors (class 2), **recuperation unit** for automatic fresh air supply; central heating. The unit comes with a **cellar** and a **parking space** in the garage guarded by a camera system.

The easily accessible location is being successfully revitalized and transformed into a modern district with complete services, a **park**, and a wide range of sports activities. In the immediate vicinity, there is a **golf course**, a **leisure area**, and a **bike path** leading to the **Výtoň Embankment** (20 minutes) or to the city center (25 minutes). A tram stop with frequent connections to the city center is an 8-minute walk away.

Floor area 48.8 m<sup>2</sup>, balconies 7.5 and 7.7 m<sup>2</sup>, cellar 4.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



\* 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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ČÍSLO BYTU • APARTMENT NO. **70603**  
 TYP • TYPE **2+KK**  
 PODLAHOVÁ PLOCHA M<sup>2</sup> • APT. AREA M<sup>2</sup> **48,8**  
 NADZEMNÍ PODLAŽÍ • FLOOR **6**  
 BUDOVA • BUILDING **9**

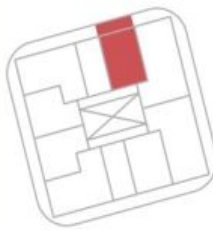
1	předstí • entrance	4,8 m <sup>2</sup>
2	ložnice • bedroom	14,8 m <sup>2</sup>
3	obývací pokoj + Kk • living room + Kc	21,3 m <sup>2</sup>
4	koupelna • bathroom	3,9 m <sup>2</sup>
—	obývací plocha • living area	44,8 m <sup>2</sup>
—	světlo konstrukce • vertical structures	4,0 m <sup>2</sup>
—	podlahová plocha • apartment area	<b>48,8 m<sup>2</sup></b>
5	balcon • balcony	7,7 m <sup>2</sup>
6	balcon • balcony	7,5 m <sup>2</sup>
—	plocha bytu celkem • apart. area total	<b>64,0 m<sup>2</sup></b>



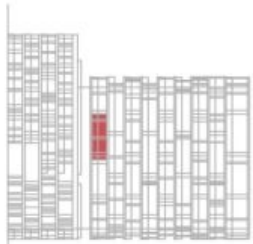
LOKALITA LOCATION



PLAN PODLAŽÍ FLOOR PLAN



POHLED NA DŮM BUILDING VIEW



**UPOZORNĚNÍ:**  
 Podlahová plocha bytu dle platných právních předpisů (realizaci úřady č. 386/2013 Sb.) znamená celkovou plochu všech místností bytu a také plochy pod novými (rekonovovanými, přizpůsobenými a lebný) vstupy jako svatá konstrukce, jedná se o plochu.  
 Plochy jednotlivých místností jsou pouze orientační, vyobrazení zařízení v plátech bytu (kuchyň, koupelna, atd.) není závazné a není součástí dohody. Rozsah dodávek je specifikován ve standardu. Investor si vyhrazuje právo na drobné úpravy.