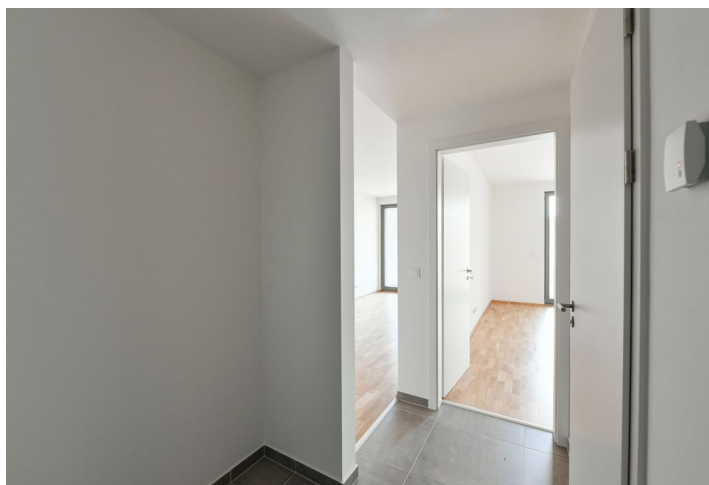
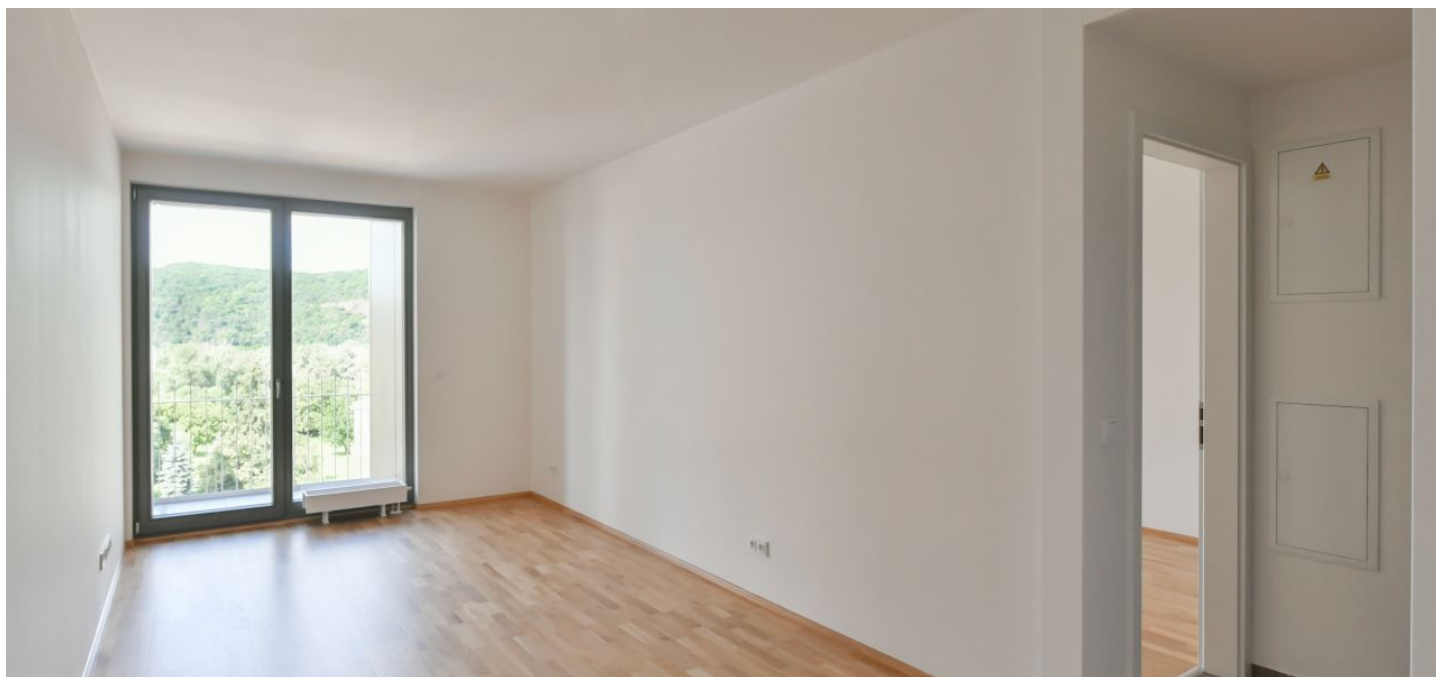




Apartment One-bedroom (2+kk)

Sold

48.8 m², Prague 4, Modřany, Mezi Vodami





Apartment One-bedroom (2+kk)

Sold48.8 m², Prague 4, Modřany, Mezi Vodami

Total area	64 m ²
Floor area	49 m ²
Balcony	15 m ²
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.

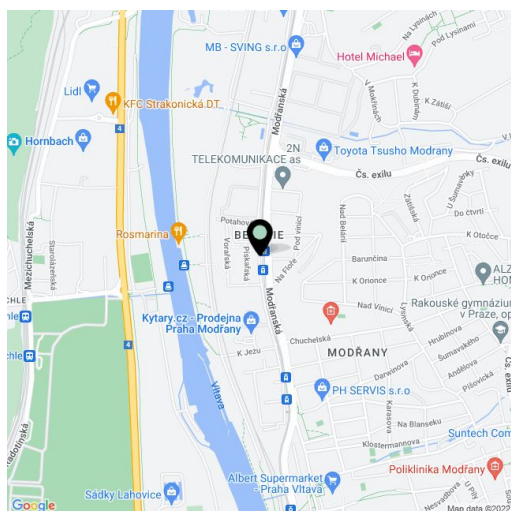
The layout consists of a living room with space for a kitchen and access to a **balcony**, a bedroom with a **second balcony**, a bathroom (with a shower, toilet, sink, and connection for a washing machine), and a hall.

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 m², balconies 7.5 and 7.7 m², cellar 4.5 m².

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





Apartment One-bedroom (2+kk)

48.8 m², Prague 4, Modřany, Mezi Vodami

Sold

ČÍSLO BYTU • APARTMENT NO.: **70603**
 TYP • TYPE: **2+KK**
 PODLAHOVÁ PLOCHA M² • APT. AREA M²: **48,8**
 NADZEMNÍ PODLAŽÍ • FLOOR: **6**
 BUDOVA • BUILDING: **G**

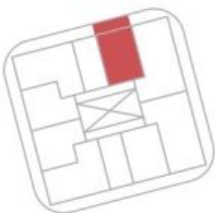
1	předstř. = entrance	4,8 m ²
2	ložnice = bedroom	14,8 m ²
3	obývací pokoj + Kk = living room + Kc	21,3 m ²
4	koupelna = bathroom	3,9 m ²
—	obýtná plocha = living area	44,8 m ²
—	svislé konstrukce = vertical structures	4,0 m ²
—	podlahová plocha = apartment area	48,8 m²
5	balkon = balcony	7,7 m ²
6	balkon = balcony	7,5 m ²
—	plocha bytu celkem = apart. area total	64,0 m²



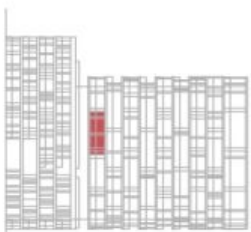
LOKALITA LOCATION



PLÁN PODLAŽÍ FLOOR PLAN



POHLED NA DŮM BUILDING VIEW



Upozornění:
 Podlahová plocha bytu dle platných právních předpisů (realizaci vidly č. 356/2013 Sb.) znamená celkovou plochu všech místností bytu a také plochy pod rozvodnými i nerezovými zdi, příčkami a jádry dle zařízení jako vstříkové konstrukce. Jedná se o plochu, plochy a místnosti, které jsou součástí bytu, ale nejsou součástí bytu. Plochy a místnosti jsou pouze orientační. Vybavení zařízení v plátech bytů (kuchyně, koupelna, atd.) je specifikováno ve smlouvě. Investor si vyhrazuje právo na drobné úpravy.