



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	63 m <sup>2</sup>
Floor area*	53 m <sup>2</sup>
Balcony	10 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39909

This new apartment with a large balcony overlooking the greenery and the neighboring Hodkovičky golf course is located on the 6th floor of a new building that is part of a green residential area in Modřany on the bank of the Vltava River.

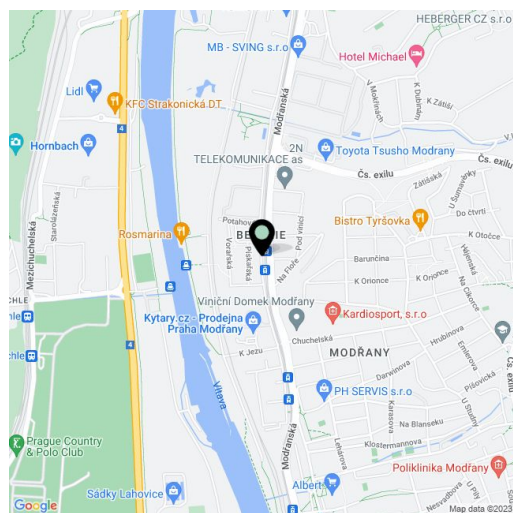
The layout consists of a living room with a **bay window** and a preparation for a kitchen, a bedroom with space for a built-in wardrobe, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hall. Both rooms have access to a **spacious balcony**.

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), a 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 52.9 m<sup>2</sup>, balcony 9.7 m<sup>2</sup>, cellar 3.8 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.

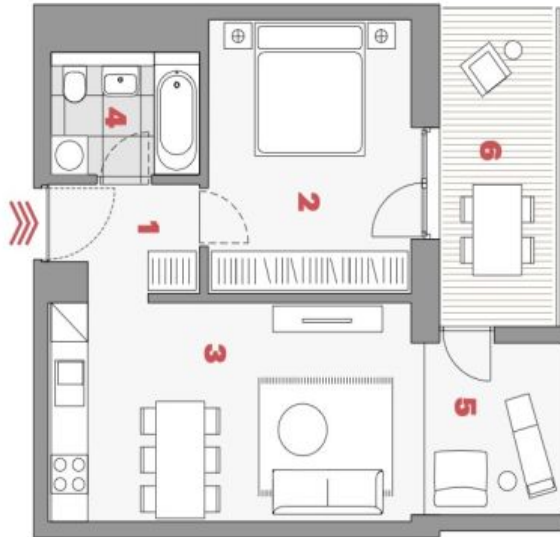


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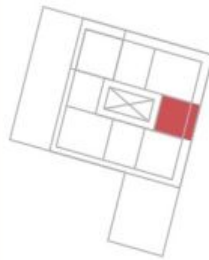
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ČÍSLO BYTU • APARTMENT NO.	<b>60704</b>
Typ • TYPE	<b>2+KK</b>
PODLAHOVÁ PLOCHA M <sup>2</sup> • APT. AREA M <sup>2</sup>	<b>52,9</b>
NAZEMNÍ PODLAŽÍ • FLOOR	<b>7</b>
BUDOVA • BUILDING	<b>F</b>
1 predsíň • entrance	4,3 m <sup>2</sup>
2 ložnice • bedroom	14,4 m <sup>2</sup>
3 obývací pokoj + Kk • living room + Kc	20,1 m <sup>2</sup>
4 koupelna • bathroom	4,6 m <sup>2</sup>
5 arkýř • bay window	6,4 m <sup>2</sup>
— obytná plocha • living area	49,8 m <sup>2</sup>
— svíslé konstrukce • vertical structures	3,1 m <sup>2</sup>
— podlahová plocha • apartment area	<b>52,9 m<sup>2</sup></b>
6 balkon • balcony	9,7 m <sup>2</sup>
— plocha bytu celkem • apart. area total	<b>62,6 m<sup>2</sup></b>



LOKALITA LOCATION

PLAN PODLAŽÍ FLOOR PLAN



POHLED NA DŮM BUILDING VIEW

