



## Apartment One-bedroom (2+kk)

Sold

63 m<sup>2</sup>, Praha 4, Modřany, Mezi Vodami





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Total area	81 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	26 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39918

This new, fully furnished apartment with two covered balconies and a garage parking space is located on the 6th floor of the new Zahálka building, which is part of an emerging green residential neighborhood in Modřany near a recreational area on the Vltava Embankment.

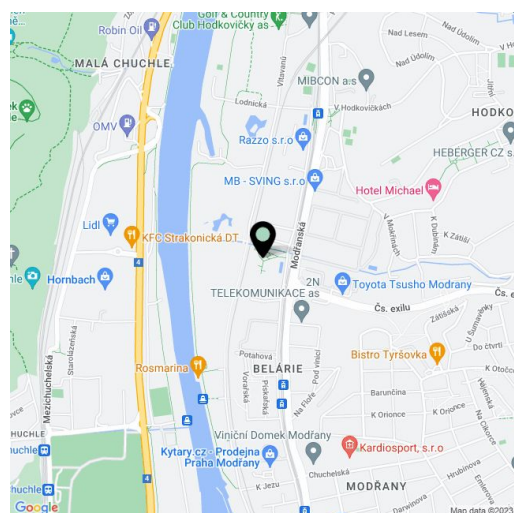
The layout consists of a living room with a kitchen and a **spacious balcony**, a bedroom with a **second balcony**, a bathroom (with a toilet, bath, sink, and connection for a washing machine), and a hall. On the large balcony is a large **lockable cubicle** suitable for storing sports equipment.

Facilities include wooden Euro windows with insulated double-glazed panes, **wooden floors**, large-format tiles, **underfloor heating** in the bathroom, data and TV sockets in both rooms, a fire safety entrance door, and a **recuperation unit for clean air supply**. Heating is from the building's central boiler room. **The kitchen is fully equipped** with Whirlpool appliances; there is a built-in wardrobe in the hall. The purchase price includes the furniture and lighting shown in the photographs. The unit comes with a **cellar and a parking space** in the garage guarded by a camera system.

Thanks to the ongoing revitalization of the area, the location is being transformed into a modern district with complete services, landscaped greenery, and a wide range of sports activities. In the immediate vicinity is the **nine-hole Hodkovičky golf course**, a recreational area, and a **bike trail** along which you can get to the Výtoň embankment in 20 minutes or to the city center in 25 minutes. A tram stop with frequent connections to the city center is an 8-minute walk away.

Floor area 63 m<sup>2</sup>, balconies 17.9 m<sup>2</sup>, cellar 3.5 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.