



## Apartment One-bedroom (2+kk)

Rented

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





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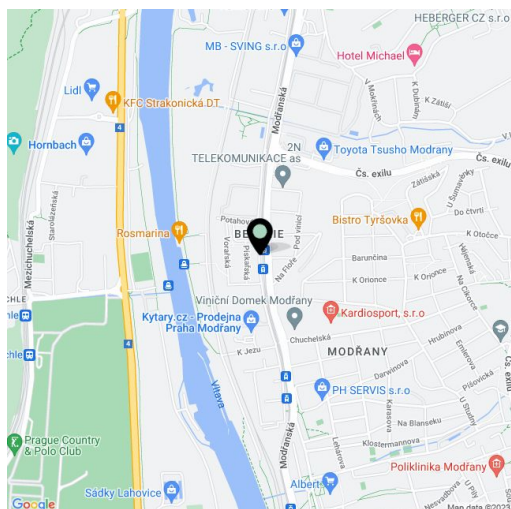
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|                  |                   |
|------------------|-------------------|
| Total area       | 65 m <sup>2</sup> |
| Floor area*      | 62 m <sup>2</sup> |
| Balcony          | 4 m <sup>2</sup>  |
| Parking          | Garage parking.   |
| Garage           | Yes               |
| Cellar           | Yes               |
| PENB             | B                 |
| Reference number | 41519             |
| Available from   | Immediately       |

This is a contemporary 1-bedroom apartment on the 6th floor of a new building, part of the Zahálka residential complex with a public park in Modřany, Prague 4. The location is undergoing gradual revitalization and transformation into a modern district with full services. The Hodkovičky golf course, a freestyle park, a rope center and a bike path (20 minutes to the Výtoň riverbank, 25 minutes to the city center) are in the immediate vicinity. A tram stop with frequent connections to the city center is an 8-minute walk away.

The apartment includes a living room with a fully fitted open plan kitchen, a bedroom, a bathroom with a bathtub and a toilet, and an entrance hall. Both rooms have access to the balcony offering green views of the neighborhood.

Heat recovery ventilation, wooden floating floors, tiles, underfloor heating in the bathroom, automatic exterior blinds, dishwasher, microwave oven, cellar, lift. Bike and pram storage plus a lobby with a sitting area in the building. A garage parking space is included. Monthly deposit for service charges, water and heating: CZK 3.000 . Electricity is billed separately.



\* 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.