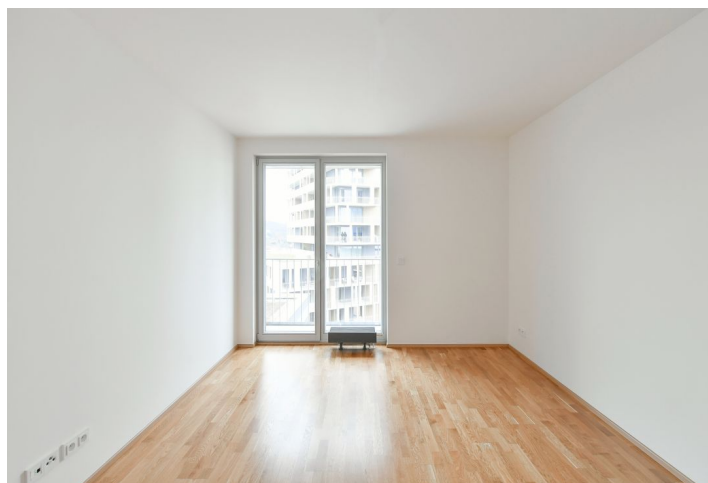




## Apartment One-bedroom (2+kk)

Rented

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





# Apartment One-bedroom (2+kk)

Rented

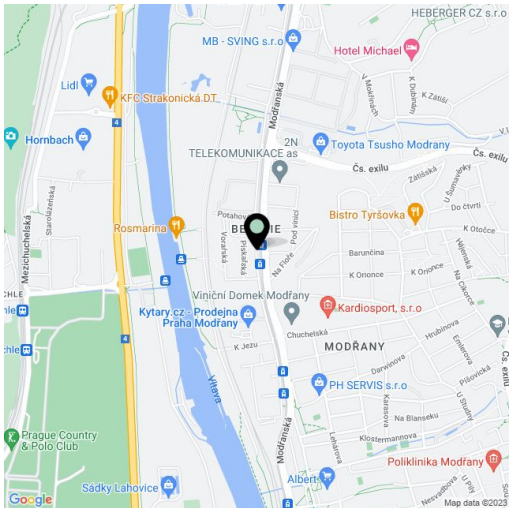
61.5 m², Prague 4, Modřany, Mezi Vodami

Total area	65 m²
Floor area*	62 m²
Balcony	4 m²
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.