



## Apartment One-bedroom (2+kk)

Rented

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





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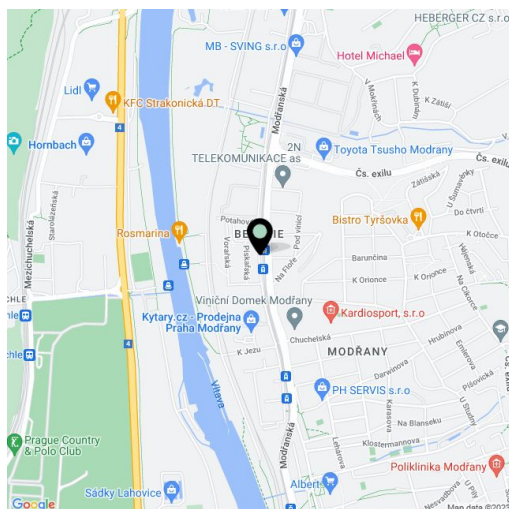
**Rented**56.3 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami

Total area	72 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41724
Available from	Immediately

This unfurnished 1-bedroom apartment with a large balcony is situated on the 13th floor of a new building that is part of a residential complex with a public park in Modřany, Prague 4. The location is undergoing a gradual revitalization and transformation into a modern district with full services and amenities. Set in the immediate vicinity of a freestyle park, a rope center, and a bike path (25 minutes to the city center). A tram stop with frequent connections to the city center is only an 8-minute walk from the building.

The apartment offers a living room with a fully fitted open plan kitchen and a dining area, a bedroom, a bathroom with a bathtub and toilet, and an entrance hall. The **balcony** is accessible from both main rooms.

**Heat recovery ventilation system, hardwood floors, tiles, central heating, dishwasher, storage room on the balcony, cellar, security cameras, pram and bicycle storage, lobby at the building's entrance. A garage parking space is included. Deposit for service charges, water, and heating: CZK 3,000 per month. Electricity is billed separately (transferred to the tenant). Available from 1st of May 2022.**



\* 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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TYP • TYPE		<b>2+KK</b>
PODLAHOVÁ PLOCHA M <sup>2</sup> • APT. AREA M <sup>2</sup>		<b>56,3</b>
NADZEMNÍ PLOCHA M <sup>2</sup> • FLOOR		<b>13</b>
BUDOVA • BUILDING		<b>G</b>
<b>1</b> předstih • entrance	5,5 m <sup>2</sup>	
<b>2</b> ložnice • Bedroom	14,6 m <sup>2</sup>	
<b>3</b> obývací pokoj + K • living room + Kc	27,4 m <sup>2</sup>	
<b>4</b> koupelna • bathroom	5,1 m <sup>2</sup>	
obytvá plocha • living area		52,6 m <sup>2</sup>
světlo konstrukce • vertical structures		3,7 m <sup>2</sup>
podlahová plocha • apartment area		<b>56,3 m<sup>2</sup></b>
<b>5</b> balkon • balcony	15,3 m <sup>2</sup>	
plocha bytu celkem • apt. area total		<b>71,6 m<sup>2</sup></b>

