



Apartment One-bedroom (2+kk)

Rented

56.3 m², Prague 4, Modřany, Mezi Vodami





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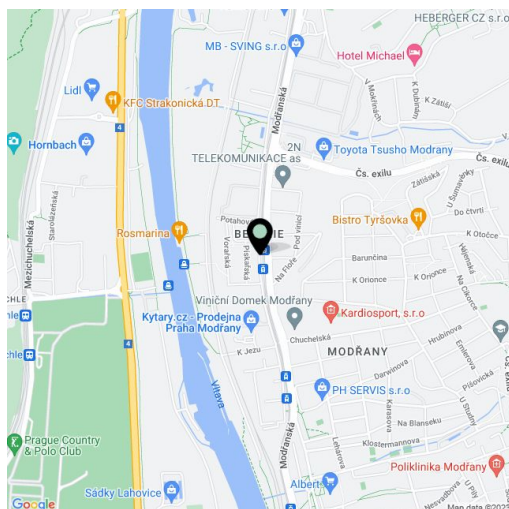
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Total area	72 m ²
Floor area*	56 m ²
Balcony	15 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41724
Available from	Immediately

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		2+KK
PODLAHOVÁ PLOCHA M ² • APT. AREA M ²		56,3
NADZEMNÍ PODLAŽÍ • FLOOR		13
BUDOVA • BUILDING		G
1 předstíh • entrance	5,5 m ²	
2 ložnice • Bedroom	14,6 m ²	
3 obývací pokoj + K • living room + Kc	27,4 m ²	
4 koupelna • bathroom	5,1 m ²	
obytelná plocha • living area		52,6 m ²
světelná konstrukce • vertical structures		3,7 m ²
podlahová plocha • apartment area		56,3 m²
5 balkon • balcony	15,3 m ²	
plocha bytu celkem • apt. area total		71,6 m²

