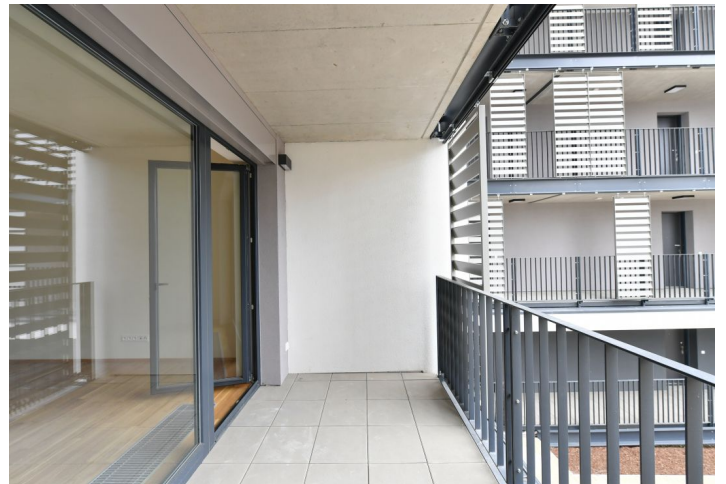




Apartment One-bedroom (2+kk)

€ 339 949 | CZK 8 050 000

59 m², Prague 4, Modřany, Mezi Vodami





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Total area	67 m ²
Floor area	59 m ²
Balcony	8 m ²
Parking	Garage parking space at additional cost
Cellar	Yes
PENB	B
Reference number	42402

This new apartment with a balcony on the 1st floor of the Zahálka residential project is in a modern development created with respect to nature by renowned architects in Modřany next to a golf course and the Vltava River.

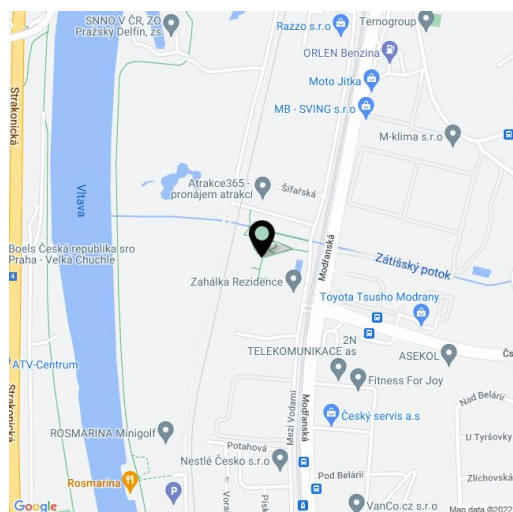
The layout consists of a living room (25 sq. m.) with a preparation for a kitchen and access to the **west-facing balcony**, a bedroom (15 sq. m.), a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hallway.

Facilities include **Boen wooden floors**, **Villeroy & Boch**, **Kaldewei**, and **Hansgrohe** sanitary ware, large-format tiling and paving, Vetos interior doors, and class 3 entrance security doors with fire resistance and soundproofing, **wooden windows** with insulated double-glazed panes, data and TV sockets in both rooms, a **videophone**, a **recuperation unit** for automatic fresh air supply, and heating from the central boiler room. The unit comes with a **cellar storage unit**. It is possible to purchase a **parking space** in the garage guarded by a camera system.

The complex is situated in a place with a wide range of **sports activities** and a **great connection to the city center**. In the immediate vicinity, there is a **golf course**, a leisure area, playgrounds, and a **bike path**, via which you can reach the **Výtoň embankment** in 20 minutes or the city center in 25 minutes. A tram stop with frequent connections to the city center is an 8-minute walk away, and the city center can also be reached by train. The location is being successful revitalized, and thanks to new development the range of services is also being expanded.

Floor area 59 m², balcony 7.6 m², cellar 3.9 m².

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.





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01 Přední | Entrance 7,7 m²
 02 Ložnice | Bedroom 15,3 m²
 03 Obývací pokoj + kch. | Living room + kitchen 24,6 m²
 04 Koupelna | Bathroom 7,1 m²
 Obývací plocha bytu | Living area 54,7 m²
 Svislé konstrukce | Vertical Structures 4,3 m²
 Podlahová plocha bytu | Apartment Area 59,0 m²
 05 Balkon | Balcony 7,6 m²
 Plocha bytu včetně | Apartment Area Total 66,6 m²

Byt č. | Apartment No. **50211**
 Typ | Type **2+kk**
 Podlaží | Floor **2.NP**

Celková situace | Site Plan

Plocha bytu | Floor Plan

Pohled na dům | Building View