



## Apartment One-bedroom (2+kk)

Sold

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





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Total area	78 m <sup>2</sup>
Floor area*	61 m <sup>2</sup>
Balcony	17 m <sup>2</sup>
Parking	Garage parking space at additional cost
Cellar	Yes
PENB	B
Reference number	42403

This apartment with a balcony is on the ground floor of the Zahálka residential project designed by renowned architects. This new development emphasizing respect for nature is being created in Modřany next to the Vltava River.

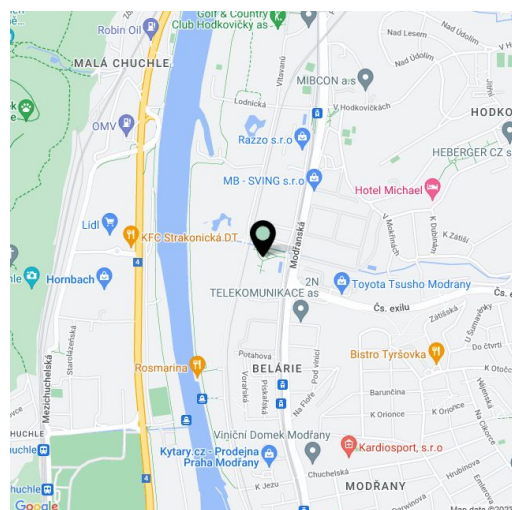
The layout consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hallway. Both rooms have access to a **large balcony**.

Facilities include **Boen wooden floors**, **Villeroy & Boch**, **Kaldewei**, and **Hansgrohe** sanitary ware, large-format floor and wall tiles, Vetos interior doors, and class 3 fire-resistant and soundproofed entrance security doors, **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 next to a **golf course** and a wide range of **sports activities** can be enjoyed nearby. There is 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 60.9 m<sup>2</sup>, balcony 17.3 m<sup>2</sup>, cellar.

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



\* 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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Byt č.   Apartment No.	<b>30103</b>
Typ   Type	<b>2+kk</b>
Podlaží   Floor	<b>1.NP</b>
01 Předíří   Entrance	7,0 m <sup>2</sup>
02 Koupelna + WC   Bathroom + Toilet	5,3 m <sup>2</sup>
03 Obývací pokoj + Kk   Living room + Kitchen	29,2 m <sup>2</sup>
04 Ložnice   Bedroom	15,6 m <sup>2</sup>
<b>Obýtná plocha bytu   Living area</b>	<b>57,1 m<sup>2</sup></b>
Svislé konstrukce   Vertical Structures	3,8 m <sup>2</sup>
<b>Podlahová plocha bytu   Apartment Area</b>	<b>60,9 m<sup>2</sup></b>
05 Balkon   Balcony	17,3 m <sup>2</sup>
<b>Plocha bytu celkem   Apartment Area Total</b>	<b>78,2 m<sup>2</sup></b>



0m 5m

Celková situace | Site Plan

Podlaží podlaží | Floor Plan

Pohled na dům | Building View