



Apartment One-bedroom (2+kk)

€ 356 164 | CZK 8 450 000

53 m², Prague 4, Modřany, Mezi Vodami





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Total area	67 m ²
Floor area	53 m ²
Balcony	14 m ²
Parking	Garage parking space at additional cost
Cellar	Yes
PENB	B
Reference number	42404

This apartment with a large balcony is on the 2nd floor of a new building that is being built in Modřany in a new residential area near the Vltava Embankment. The Zahálka residential project created by renowned architects, emphasizing respect for nature, is currently going through its final phase.

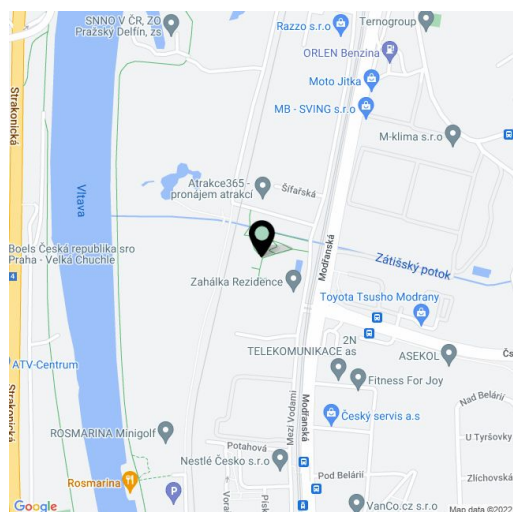
The layout consists of a living room with a preparation for a kitchen, a bedroom, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hallway. Both rooms have access to a **spacious balcony**.

Facilities include **Boen wooden floors**, **Villeroy & Boch**, **Kaldewei**, and **Hansgrohe** sanitary ware, large-format wall and floor 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 location is being successful revitalized, and thanks to new development the range of services is also being expanded. Currently, the area offers great tram connections to the city center and a wide range of **sports activities**. In the immediate vicinity, there is a **golf course**, a leisure area, 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. The city center can also be reached by train to the Main Railway Station.

Floor area 52.8 m², balcony 13.7 m², cellar 4.1 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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Byt č. Apartment No.	30304
Typ Type	2+kk
Podlaží Floor	3.NP
01 Přední Entrance	5,4 m ²
02 Koupelna + WC Bathroom + Toilet	4,5 m ²
03 Obývací pokoj + kč. Living room + kitchen	22,6 m ²
04 Ložnice Bedroom	15,6 m ²
Obývací plocha bytu Living area	48,1 m²
Stavě konstrukce Vertical Structures	4,7 m ²
Podlahová plocha bytu Apartment Area	52,8 m²
05 Balkon Balcony	13,7 m ²
Plocha bytu včetně Apartment Area Total	66,5 m²

5m

Celková situace | Site Plan

Plochy podlaží | Floor Plan

Pohled na dům | Building View