



Apartment One-bedroom (2+kk)

Sold

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	500 000 CZK
Cellar	-
PENB	B
Reference number	42405

This new apartment with a balcony is currently being built on the 2nd floor of a new building, which is part of the Zahálka residential project created by renowned architects. Emphasizing respect for nature, the project is located in Modřany near the Vltava River. Final approval is scheduled for June 2022.

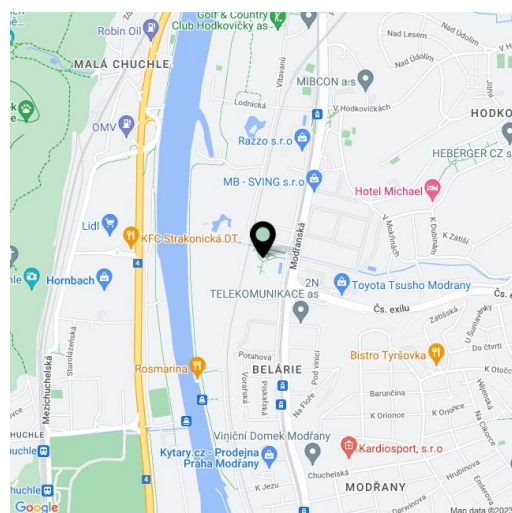
The layout consists of a living room (28 sq. m.) with a preparation for a kitchen and access to the balcony, a bedroom (16 sq. m.), a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hallway.

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 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, and the city center can also be reached by train. The location is being successfully revitalized, and thanks to new development the range of services is also being expanded.

Floor area 59.3 m², balcony 7.5 m², cellar 4.5 m².

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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ZAHÁLKA

30305

2+kk

3.NP

Byt č. | Apartment No. **30305**

Typ | Type **2+kk**

Podlaží | Floor **3.NP**

01 Předíří Entrance	4,8 m ²
02 Koupelna + WC Bathroom + Toilet	7,1 m ²
03 Obývací pokoj + kk Living room + kitchen	27,7 m ²
04 Ložnice Bedroom	15,9 m ²
Obýtná plocha bytu Living area	59,3 m²
Svislé konstrukce Vertical Structures	4,1 m ²
Podlahová plocha bytu Apartment Area	59,3 m²
05 Balkon Balcony	7,5 m ²
Plocha bytu celkem Apartment Area Total	66,8 m²

Celková situace | Site Plan

Půdorys podlaží | Floor Plan

Pohled na dům | Building View