



Apartment One-bedroom (2+kk)

Sold

52.8 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 | 700 000 CZK |
| Garage | Yes |
| Cellar | Yes |
| PENB | B |
| Reference number | 100417 |

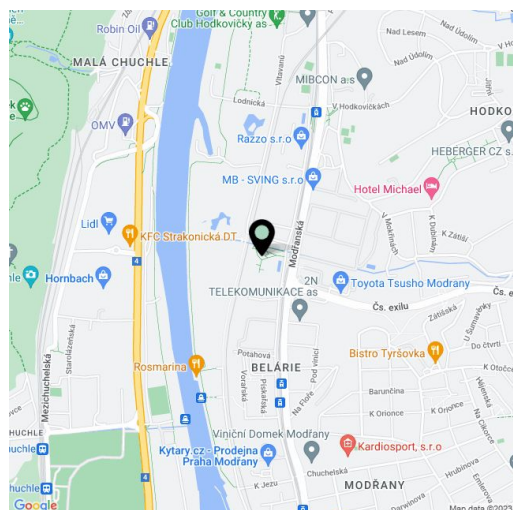
This new apartment with a large covered balcony is situated on the 2nd floor of the Zahálka residential project. A modern district designed by renowned architects with respect for nature is being created in the lower part of Modřany, right next to a golf course and a bike path. The apartment is offered completely furnished. A Garage space and a cellar are included in the price.

The layout consists of a living room with a kitchen, 1 bedroom, a bathroom (with a shower, toilet, sink, and connection for a washing machine), and an entrance hall. Both rooms have access to the balcony facing a **future green courtyard**.

The **high-quality facilities** include **Boen wooden floors**, **Villeroy & Boch** and **Hansgrohe** sanitary ware, large-format wall and floor tiles, Vetos interior doors, and class 3 entrance security doors with fire resistance and sound attenuation, wooden insulated double-glazed French Euro windows, a data and TV socket in both rooms, a videophone, and a **recuperation unit** for the automatic supply of fresh air. Central heating. The apartment is equipped with a kitchen unit and a built-in wardrobe, and a hall wall. The balcony can be shaded with **sliding slats**. The unit includes **a cellar and a garage parking space**, both conveniently accessible by **elevator**.

The residence is located in a developing area offering a wide range of **sports activities**. In the immediate vicinity is a **golf course**, a **leisure area**, children's playgrounds, and a **bike path**. You can safely get to the Vytoň embankment in 20 minutes or to the city center in 25 minutes. A tram stop with fast and frequent connections to the center is less than a 10-minute walk away, and you can also get to the city center by train to the Main Railway Station. A kindergarten, cafe, or supermarket will be built right in the residence.

Floor area 52.8 m², balcony 13.7 m².



* 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. | 50304 |
| Typ Type | 2+kk |
| Podlaží Floor | 3.NP |
| 01 Předstí Entrance | 5,4 m ² |
| 02 Obývací pokoj + Kk Living room + kitchen | 22,6 m ² |
| 03 Ložnice Bedroom | 15,6 m ² |
| 04 Koupelna + WC Bathroom + Toilet | 4,4 m ² |
| Obytná plocha bytu Living area | 48,0 m ² |
| Svislé nosníky Vertical Structures | 4,8 m ² |
| Podlahová plocha bytu Apartment Area | 52,8 m ² |
| 05 Balkón Balcony | 13,7 m ² |
| Plocha bytu celkem Apartment Area Total | 66,5 m ² |



Celková situace | Site Plan



Podlaží podlaží | Floor Plan



Posledí na dle | Building View