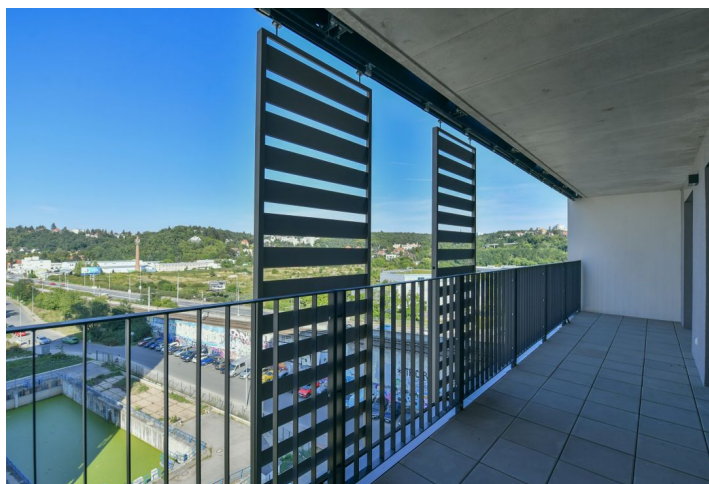




## Apartment Two-bedroom (3+kk)

Sold

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





## Apartment Two-bedroom (3+kk)

**Sold**87.2 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami

|                  |                    |
|------------------|--------------------|
| Total area       | 105 m <sup>2</sup> |
| Floor area*      | 87 m <sup>2</sup>  |
| Balcony          | 18 m <sup>2</sup>  |
| Parking          | 700 000 CZK        |
| Garage           | Yes                |
| Cellar           | Yes                |
| Service price    | 5 630 CZK monthly  |
| PENB             | B                  |
| Reference number | 102140             |

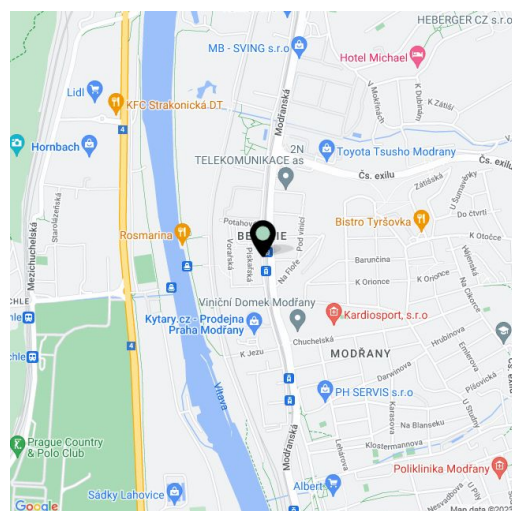
This fully furnished, as yet uninhabited modern apartment with a large balcony and a garage is in the popular Zahálka residential complex with plenty of greenery. The project is located in close proximity to a golf course and other sports facilities along the Vltava River, in a developing part of Modřany near the Hodkovičky forest park.

The practical layout consists of a living room with a kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall. The living room and the larger bedroom lead to a **spacious balcony**.

The building with **barrier-free access** was built as **energy-efficient**, while a camera system and chip entry contribute to the safety of residents. Beyond the standard offered, the apartment has **Boen wooden floors**, **Villeroy & Boch** sanitary ware, and **Hansgrohe** faucets. Sufficient daylight flows through the large-format wooden windows, automatic ventilation is ensured by a **recuperation unit**, and the entrance door is fireproof and safety (class 3) with soundproofing. The kitchen is equipped with built-in Whirlpool appliances. Heating is by floor convectors; the heat source is central remote. The purchase price includes **1 garage space and a cellar**.

The new residential area stands out for its abundance of **landscaped greenery** designed by renowned **landscape architects**. In addition, there is a **golf course** in the immediate vicinity, and it is close to outdoor and indoor **sports fields and to a bike path**, which can be used to comfortably reach the city center. There is a bus, tram, and railway stop within reach, and civic amenities are within a short driving distance. For example, a kindergarten and elementary school or a supermarket are 3 minutes away by car.

Floor area 87.2 m<sup>2</sup>, balcony 17.6 m<sup>2</sup>.



\* 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.



# Apartment Two-bedroom (3+kk)

Sold

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

|   |                      |
|---|----------------------|
| Byt č.   Apartment No.                        | <b>50604</b>         |
| Typ   Type                                    | <b>3+kk</b>          |
| Podlaží   Floor                               | <b>6.NP</b>          |
| 01 Předstř./chodba   Entrance/hall            | 13,5 m <sup>2</sup>  |
| 02 Ložnice   Bedroom                          | 13,7 m <sup>2</sup>  |
| 03 WC   Toilet                                | 2,6 m <sup>2</sup>   |
| 04 Koupelna   Bathroom                        | 5,4 m <sup>2</sup>   |
| 05 Obyvací pokoj + kk   Living room + kitchen | 29,6 m <sup>2</sup>  |
| 06 Ložnice   Bedroom                          | 14,2 m <sup>2</sup>  |
| Obytná plocha bytu   Living area              | 79,0 m <sup>2</sup>  |
| Svislé konstrukce   Vertical Structures       | 8,2 m <sup>2</sup>   |
| Podlahová plocha bytu   Apartment Area        | 87,2 m <sup>2</sup>  |
| 07 Balkon   Balcony                           | 17,6 m <sup>2</sup>  |
| Plocha bytu celkem   Apartment Area Total     | 104,8 m <sup>2</sup> |

