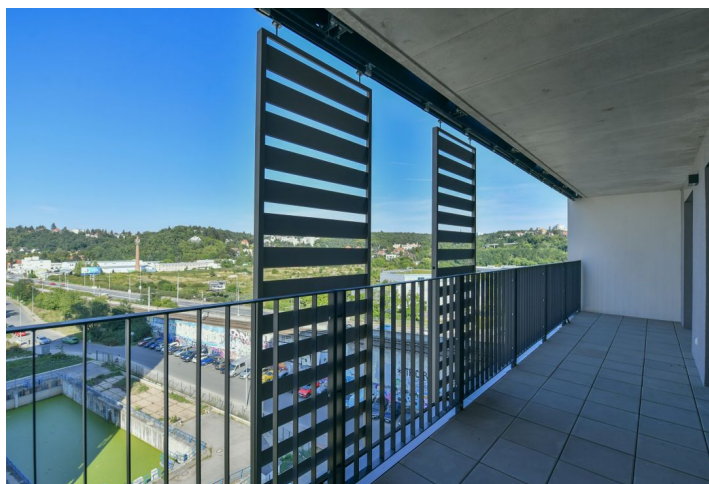




## Apartment Two-bedroom (3+kk)

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	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	5 630 CZK monthly
PENB	B
Reference number	102140

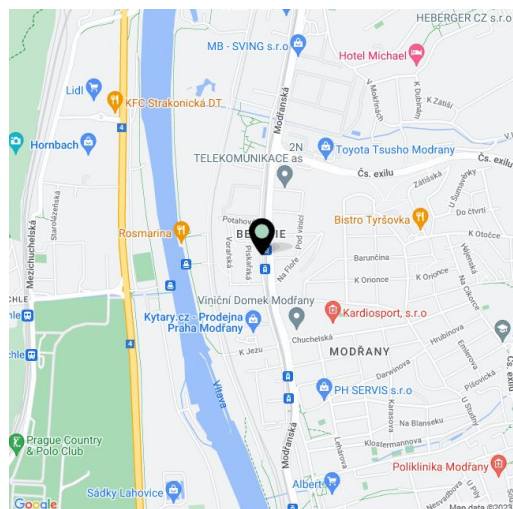
This fully furnished, as yet uninhabited modern apartment with a large balcony and a garage is in the popular Zahálka residential complex with plenty of greenery. The project is located in close proximity to a golf course and other sports facilities along the Vltava River, in a developing part of Modřany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

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

**Sold**

Byt č.   Apartment No.	<b>50604</b>
Typ   Type	<b>3+kk</b>
Podlaží   Floor	<b>6.NP</b>
01 Předstí/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 Obývací pokoj + kk   Living room + kitchen	29,6 m <sup>2</sup>
06 Ložnice   Bedroom	14,2 m <sup>2</sup>
06 Obývací 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	1,76 m <sup>2</sup>
Plocha bytu celkem   Apartment Area Total	104,8 m <sup>2</sup>



**Celková situace | Site Plan**

**Půdorys podlaží | Floor Plan**

**Pohled na dům | Building View**