



## Apartment One-bedroom (2+kk)

Sold

52.9 m<sup>2</sup>, Praha 4, Modřany, Mezi Vodami





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|                  |                      |
|------------------|----------------------|
| Total area       | 63 m <sup>2</sup>    |
| Floor area*      | 53 m <sup>2</sup>    |
| Balcony          | 10 m <sup>2</sup>    |
| Parking          | Garage parking space |
| Cellar           | Yes                  |
| PENB             | B                    |
| Reference number | 39909                |

This new apartment with a large balcony overlooking the greenery and the neighboring Hodkovičky golf course is located on the 6th floor of a new building that is part of a green residential area in Modřany on the bank of the Vltava River.

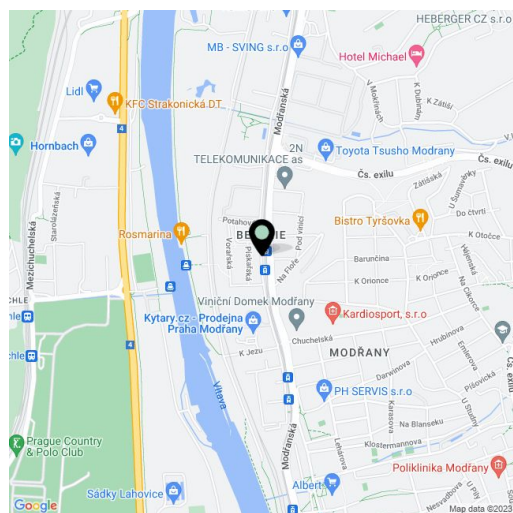
The layout consists of a living room with a **bay window** and a preparation for a kitchen, a bedroom with space for a built-in wardrobe, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hall. Both rooms have access to a **spacious balcony**.

Facilities include **wooden Euro-windows** with insulated double-glazed panes, **wooden floors**, data and TV socket in both rooms, entrance security fireproof doors (class 2), a recuperation unit for automatic fresh air supply; central heating. The unit comes with a **cellar** and a **parking space** in the garage guarded by a camera system.

The easily accessible location is being successfully revitalized and transformed into a modern district with complete services, a park, and a wide range of sports activities. In the immediate vicinity, there is a **golf course**, a **leisure area**, and a **bike path** leading to the **Výtoň Embankment** (20 minutes) or to the city center (25 minutes). A tram stop with frequent connections to the city center is an 8-minute walk away.

Floor area 52.9 m<sup>2</sup>, balcony 9.7 m<sup>2</sup>, cellar 3.8 m<sup>2</sup>.

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.

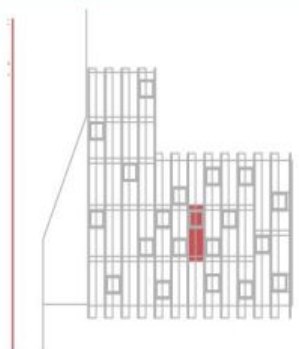
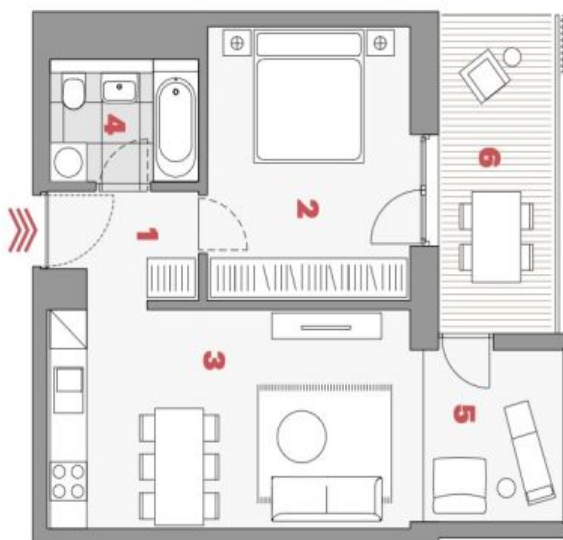


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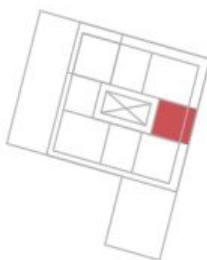
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|  |   |                           |
|--|---|---------------------------|
| ČÍSLO BYTU • APARTMENT NO.                                 |   | <b>60704</b>              |
| TYP • TYPE   |   | <b>2+KK</b>               |
| PODLAHOVÁ PLOCHA M <sup>2</sup> • APT. AREA M <sup>2</sup> |   | <b>52,9</b>               |
| NAZEMNÍ PODLAŽÍ • FLOOR                                    |   | <b>7</b>                  |
| BUDOVA • BUILDING  |   | <b>F</b>                  |
| 1  | předstř. = entrance                     | 4,3 m <sup>2</sup>        |
| 2  | ložnice = bedroom                       | 14,4 m <sup>2</sup>       |
| 3  | obývací pokoj + Kk = living room + Kc   | 20,1 m <sup>2</sup>       |
| 4  | koupelna = bathroom                     | 4,6 m <sup>2</sup>        |
| 5  | arkýř = bay window                      | 6,4 m <sup>2</sup>        |
| —  | obýtná plocha = living area             | 49,8 m <sup>2</sup>       |
| —  | světlé konstrukce = vertical structures | 3,1 m <sup>2</sup>        |
| —  | podlahová plocha = apartment area       | <b>52,9 m<sup>2</sup></b> |
| 6  | balkon = balcony                        | 9,7 m <sup>2</sup>        |
| —  | plocha bytu celkem = apart. area total  | <b>62,6 m<sup>2</sup></b> |



POHLED NA DŮM BUILDING VIEW



PLAN PODLAŽÍ FLOOR PLAN



LOKALITA LOCATION