



## Apartment One-bedroom (2+kk)

Rented

57.8 m<sup>2</sup>, Prague 4, Modřany, Mezi vodami





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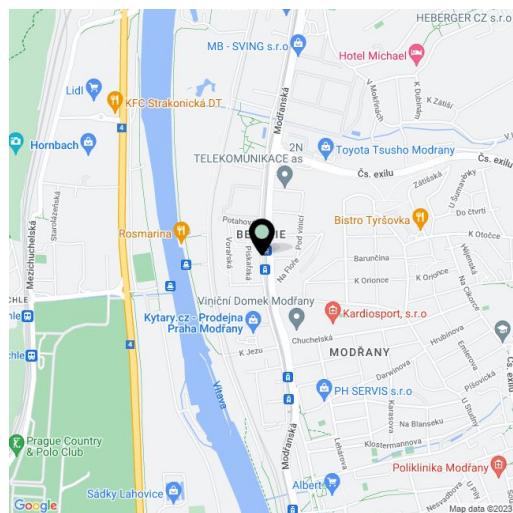
**Rented**57.8 m<sup>2</sup>, Prague 4, Modřany, Mezi vodami

Total area	65 m <sup>2</sup>
Floor area*	58 m <sup>2</sup>
Balcony	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, heating, and cellar and garage maintenance: CZK 3,600. Electricity is billed separately.
PENB	G
Reference number	101139
Available from	Immediately

This brand new, unfurnished apartment with a balcony and pretty green views of the adjacent golf course is situated on the 10th floor of the Zahálka Residence—a modern building that is part of a residential complex with a public park in Modřany, Prague 4. The location has been revitalized and transformed into a modern district with full services and amenities. Set in the immediate vicinity of a freestyle park, a rope center, tennis courts, a bike path along the Vltava river (25 minutes to the city center), and an in-line track. A tram stop with frequent connections to the city center is only an 8-minute walk from the building.

The apartment features a living room with a dining area, a fully fitted open plan kitchen and **balcony**, a bedroom, a bathroom with a bathtub and toilet, and an entrance hall with a built-in wardrobe.

**Heat recovery ventilation, hardwood floors, tiles, security entry door, automatic exterior blinds, dishwasher, induction cooktop, microwave oven, video entry phone, cellar, security cameras, pram and bicycle storage. A garage parking space is included.**



\* 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.