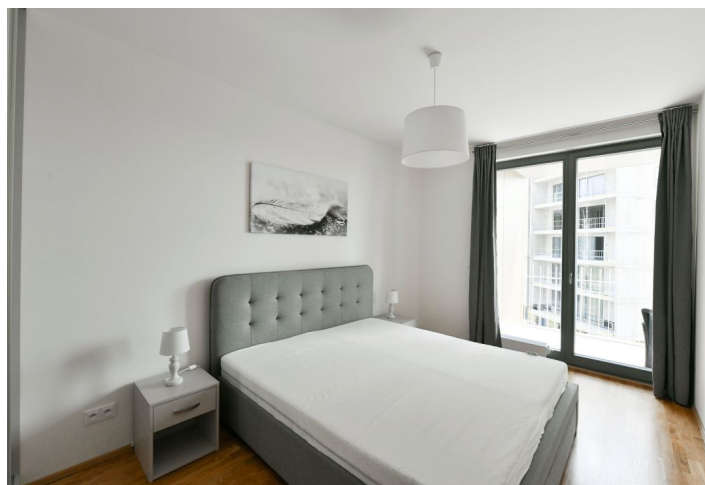
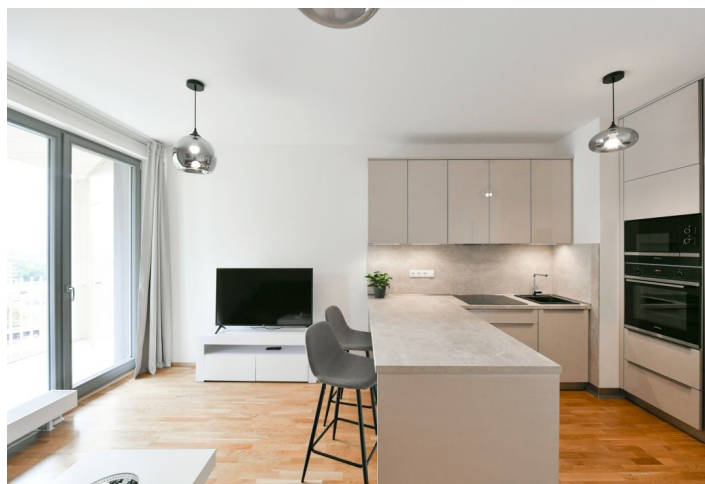


## Apartment One-bedroom (2+kk)

€ 1 080 | CZK 27 000

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

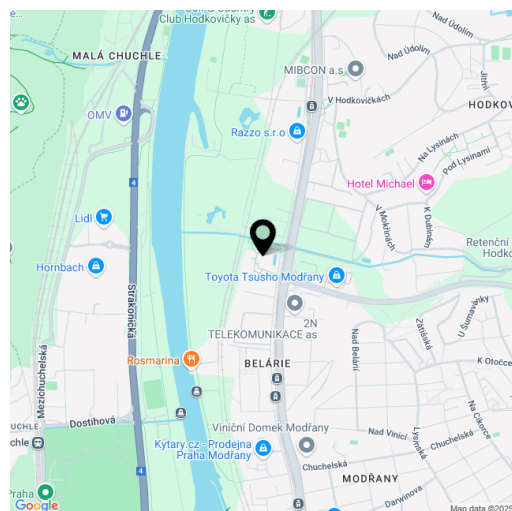


## Apartment One-bedroom (2+kk)

€ 1 080 | CZK 27 000

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

Total area	64 m <sup>2</sup>
Floor area*	48 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services, water, heating, and electricity CZK 5,000 per month.
PENB	B
Reference number	39879
Available from	01.05.2025



\* 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.

This fully furnished one-bedroom apartment with a terrace, cellar, and garage parking space is on the 8th floor of a recently built building, which is part of a residential complex with a public park. The location is being gradually revitalized and transformed into a modern district with complete services. In the immediate vicinity of a freestyle park, rope center, bike path (25 minutes to the center), and a healthcare clinic, Tesco store, café and restaurant. A tram stop with frequent connections to the center is only an 8-minute walk from the building.

The apartment area is divided into a living room with a fully equipped kitchen, a bedroom with **built-in wardrobes**, a bathroom with a bathtub and toilet, and an entrance hall with storage space. The **terrace** with storage space is accessible from both rooms.

Floating floors, tiles, **underfloor heating** in the bathroom, large wooden windows, recuperation, dishwasher, microwave, induction hob, cellar.

**Stroller and bicycle storage, lobby** at the building entrance. **Garage parking space included.**

# Apartment One-bedroom (2+kk)

€ 1 080 | CZK 27 000

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



TYP * TYPE PODLAHOVÁ PLOCHA M <sup>2</sup> * APT. AREA M <sup>2</sup> HODZERNÍ PODLAŽÍ * FLOOR BUDOVA * BUILDING	2+KK 48,3 8 G
1 předstíř * entrance 2 ložnice * bedroom 3 obývací pokoj + kč * living room + kc 4 koupelna * bathroom — obytvá plocha * living area — světlé konstrukce * vertical structures — podlahová plocha * apartment area 5 balkon * balcony — plocha bytu celkem * apart. area total	6,2 m <sup>2</sup> 14,4 m <sup>2</sup> 20,7 m <sup>2</sup> 3,4 m <sup>2</sup> 44,7 m <sup>2</sup> 3,6 m <sup>2</sup> 48,3 m <sup>2</sup> 15,3 m <sup>2</sup> 63,6 m <sup>2</sup>



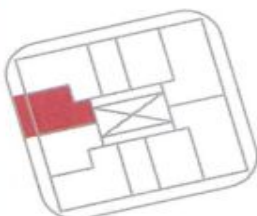
LOKALITA



LOCATION

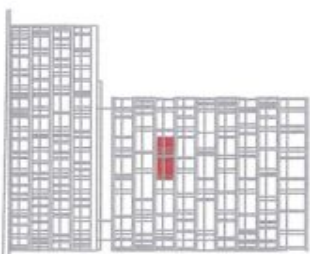
PLAN PODLAŽÍ

FLOOR PLAN



POHLED NA DŮM

BUILDING VIEW



**Upozornění:**

Podlahová plocha bytu dle platících právních předpisů (zákon č. 360/2012 Sb.) znamená celkovou plochu všech místností bytu a také plochy pod escpými konstrukcemi, včetně plochy a plochy (dlaždice) jako stědy konstrukcí, ačkoliv se o plochu. Plochy jednotlivých místností jsou pouze orientační. Vycházejí z přehledu v tabulce bytu (obývací, kuch. lina, k. společná a d.) není součástí dodávky, licenční dodávky je speciální vzhled vzhledem. Investor si vyhrazuje právo na změnu úpravy.