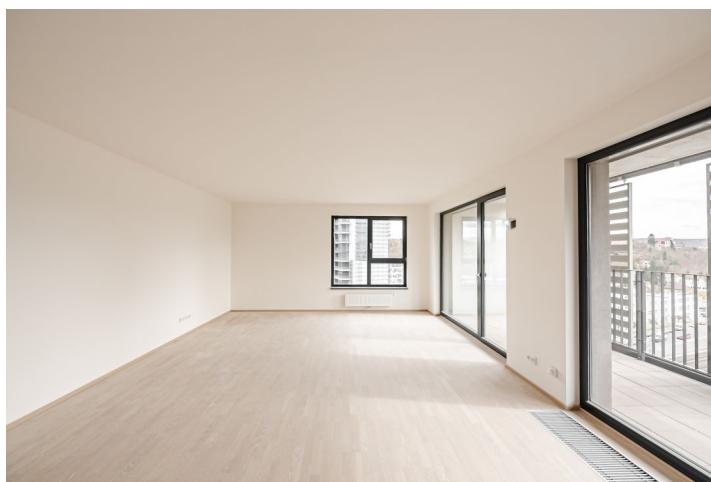




## Apartment Two-bedroom (3+kk)

Rented

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

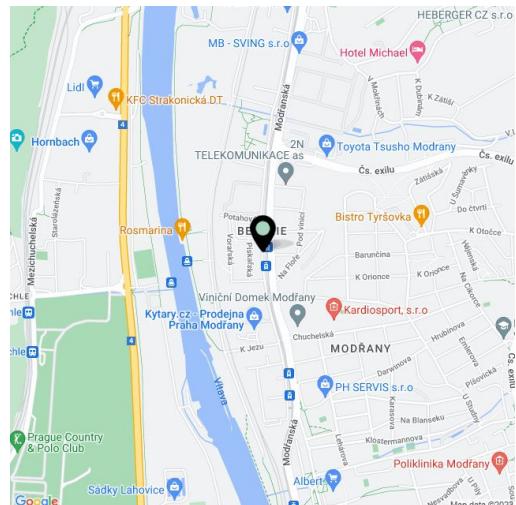




## Apartment Two-bedroom (3+kk)

**Rented**92 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami

Total area	106 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	-
Cellar	-
Service price	Monthly deposit for services, water, and heating: CZK 5,700. Electricity will be transferred to the tenant.
PENB	B
Reference number	101345
Available from	Immediately



\* 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 brand new, unfurnished apartment with a terrace is on the 8th 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 interior features a spacious living room with a fully fitted open plan kitchen and access to the **terrace**, 2 bedrooms, a bathroom including a bathtub and a toilet, an additional guest toilet, and an entrance hall.

**Heat recovery ventilation, hardwood floors, large-format tiles, security entry door, dishwasher, induction cooktop, microwave oven, video entry phone, cellar. A garage parking space is included.**