



Apartment Three-bedroom (4+kk)

Rented

113.7 m², Prague 4, Modřany, Mezi Vodami





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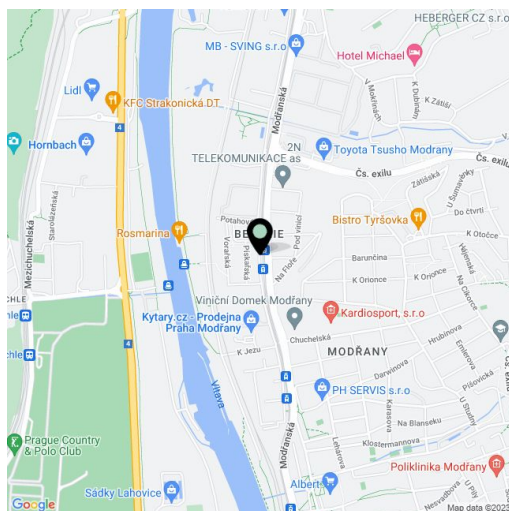
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Total area	125 m ²
Floor area*	114 m ²
Balcony	11 m ²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 10,000. Electricity - transferred to the tenant.
PENB	B
Reference number	101346
Available from	Immediately

This unfurnished apartment with 2 bathrooms, a terrace, and lovely green views of the river and the adjacent golf course is situated on the 9th 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 living room with a fully fitted open plan kitchen and access to the **terrace**, 3 bedrooms, 2 bathrooms (bathtub, toilet/walk-in shower, toilet), a storage room, and an entrance hall.

Heat recovery ventilation, hardwood floors, large-format tiles, security entry door, Hanák kitchen, dishwasher, induction cooktop, **cellar**. **Two garage parking spaces** included in the rent. Available from mid-July or earlier upon agreement.



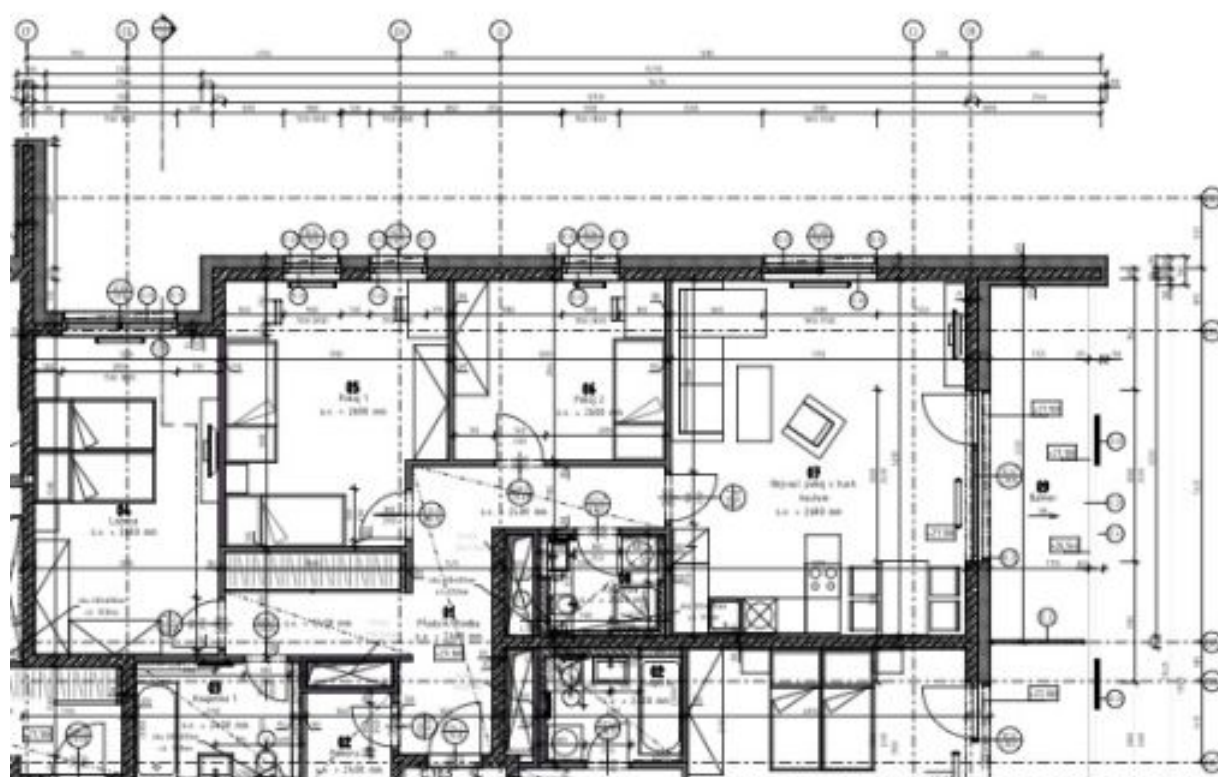
* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Typ Type		4+kk
Podlaží Floor		10.NP
01	Předstěp(chodba) Entrance/hall	16,5 m²
02	Komora Utility room	2,5 m²
03	Koupelna Bathroom	6,1 m²
04	Lůžnice Bedroom	17,8 m²
05	Lůžnice Bedroom	15,9 m²
06	Lůžnice Bedroom	11,5 m²
07	Obývací pokoj + K Living room + kitchen	31,8 m²
08	Komora Utility room	3,6 m²
Obývací plocha bytu Living area		106,7 m²
Sítěle konstrukce Vertical Structures		7,0 m²
Podlahová plocha bytu Apartment Area		113,7 m²
09	Balkón Balcony	10,3 m²
Plocha bytu celkem Apartment Area Total		124,0 m²

