



Apartment Two-bedroom (3+kk)

Sold

87.2 m², Prague 4, Modřany, Mezi Vodami



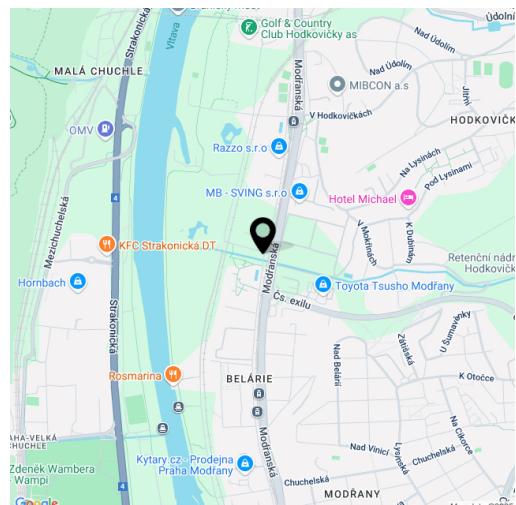


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Total area	105 m ²
Floor area*	87 m ²
Balcony	18 m ²
Parking	1 garage parking space
Garage	Yes
Cellar	Yes
Service price	5 630 CZK monthly
PENB	B
Reference number	102140



* 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, as yet uninhabited modern apartment with a large balcony and a garage is in the popular Zahálka residential complex with plenty of greenery. The project is located in close proximity to a golf course and other sports facilities along the Vltava River, in a developing part of Modřany near the Hodkovičky forest park.

The practical layout consists of a living room with a kitchen and dining area, 2 bedrooms, a bathroom, a separate toilet, and an entrance hall. The living room and the larger bedroom lead to a spacious balcony.

The building with **barrier-free access** was built as **energy-efficient**, while a camera system and chip entry contribute to the safety of residents. Beyond the standard offered, the apartment has **Boen wooden floors**, **Villeroy & Boch** sanitary ware, and **Hansgrohe** faucets. Sufficient daylight flows through the large-format wooden windows, automatic ventilation is ensured by a **recuperation unit**, and the entrance door is fireproof and safety (class 3) with soundproofing. The kitchen is equipped with built-in Whirlpool appliances. Heating is by floor convectors; the heat source is central remote. The purchase price includes **1 garage space and a cellar**.

The new residential area stands out for its abundance of **landscaped greenery** designed by renowned **landscape architects**. In addition, there is a **golf course** in the immediate vicinity, and it is close to outdoor and indoor sports fields and to a **bike path**, which can be used to comfortably reach the city center. There is a bus, tram, and railway stop within reach, and civic amenities are within a short driving distance. For example, a kindergarten and elementary school or a supermarket are 3 minutes away by car.

Floor area 87.2 m², balcony 17.6 m².



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Byt č. Apartment No.	50604
Type Type	3+kk
Floor Podlaží	6.NP

01	Předsíň/chozba Entrance/hall	13,5 m ²
02	Ložnice Bedroom	13,7 m ²
03	WC Toilet	2,6 m ²
04	Koupelna Bathroom	5,4 m ²
05	Obyvací pokoj kk Living room + kitchen	29,6 m ²
06	Ložnice Bedroom	14,2 m ²
07	Obytná plocha bytu Living area	79,0 m ²
	Stavební konstrukce Vertical Structures	8,2 m ²
	Poddlná plocha bytu Apartment Area	87,2 m ²
07	Balkón Balcony	17,6 m ²
	Plocha bytu celkem Apartment Area Total	104,8 m ²

