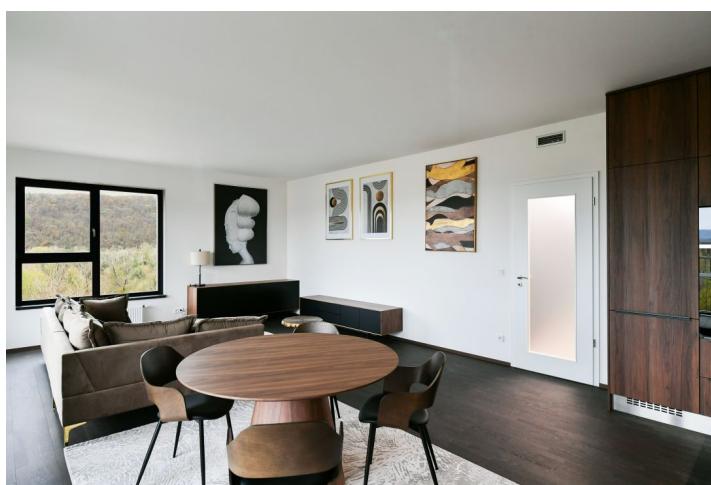
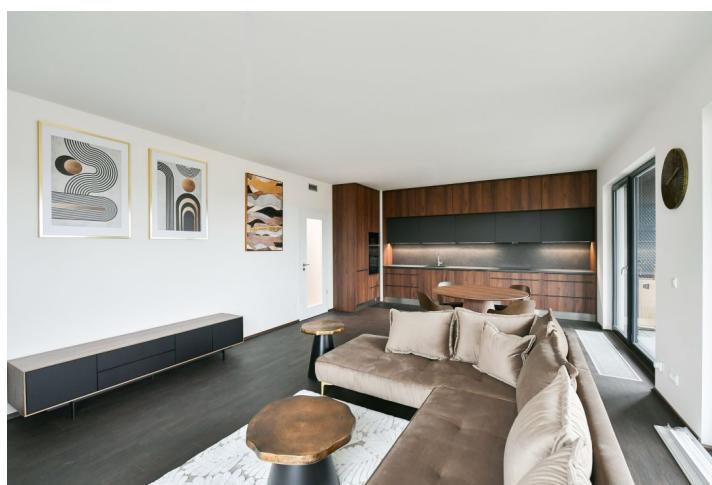
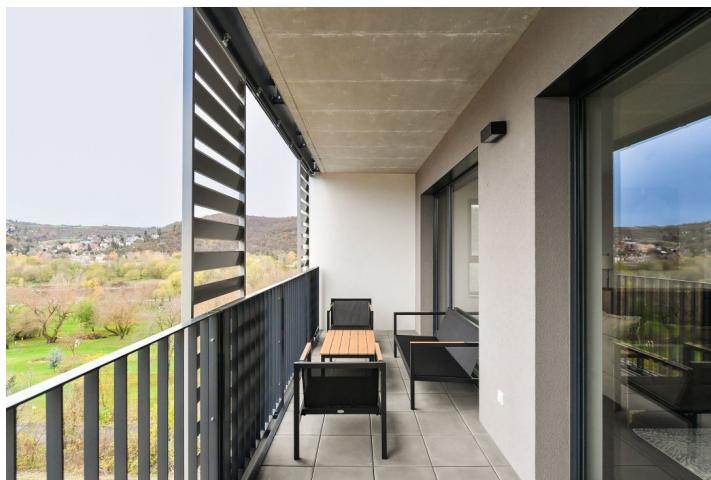
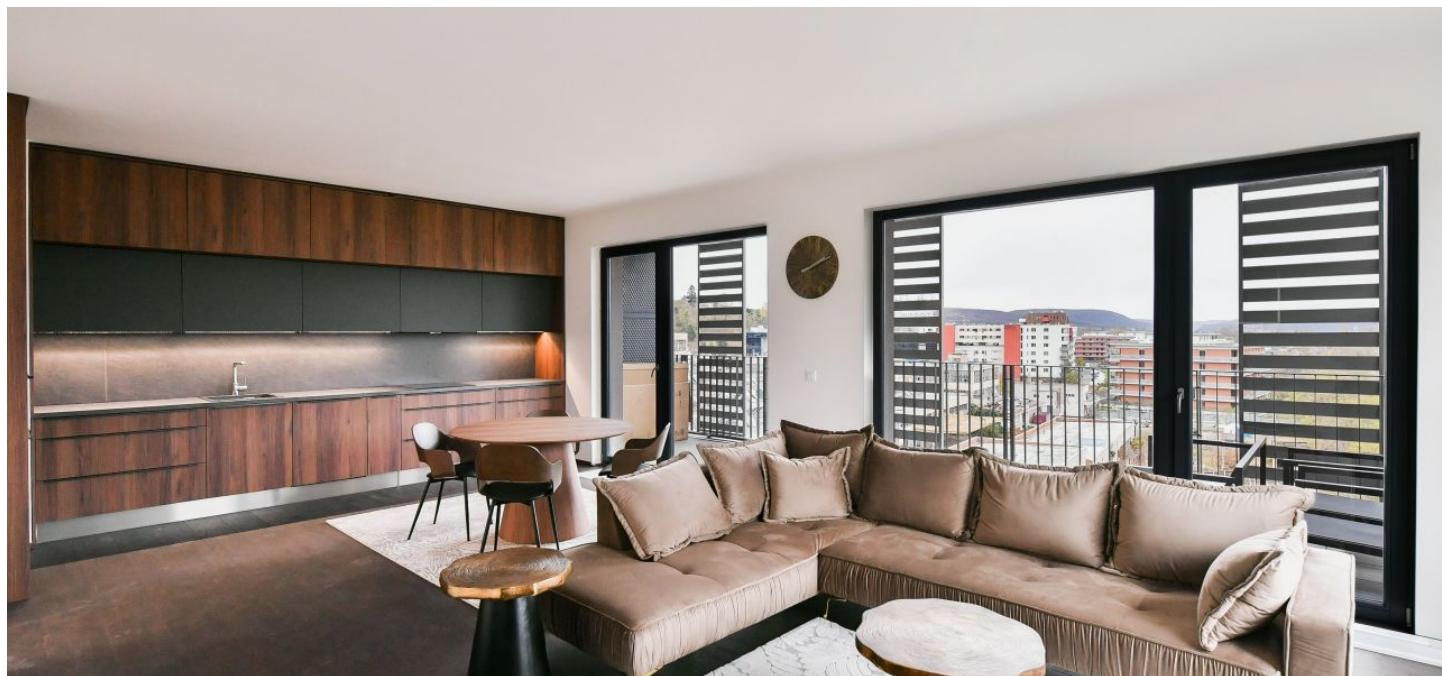




Apartment Two-bedroom (3+kk)

Rented

92.2 m², Prague 4, Modřany, Mezi vodami

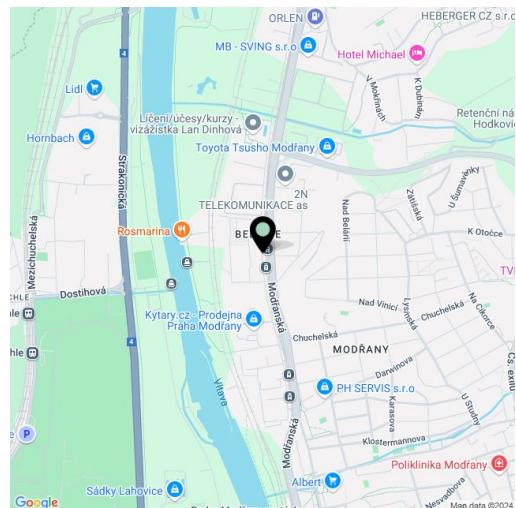




Apartment Two-bedroom (3+kk)

Rented92.2 m², Prague 4, Modřany, Mezi vodami

Total area	106 m ²
Floor area*	92 m ²
Terrace	14 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity is billed separately.
PENB	B
Reference number	106883
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 furnished apartment with a terrace and views of the horizon and adjacent golf course is situated on the 5th 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**, 2 bedrooms with built-in wardrobes and **views of the green golf course**, a bathroom (bathtub, toilet), a guest toilet, and an entrance hall with built-in wardrobes.

Heat recovery ventilation system, hardwood floors, tiles, security entry door, central heating, Siemens kitchen appliances, dishwasher, induction stove top, microwave oven, video entry phone, cellar. A garage parking space is included. The tenant will be the first user of the apartment.