



Apartment One-bedroom (2+kk)

Rented

59.6 m², Prague 4, Modřany, Mezi vodami





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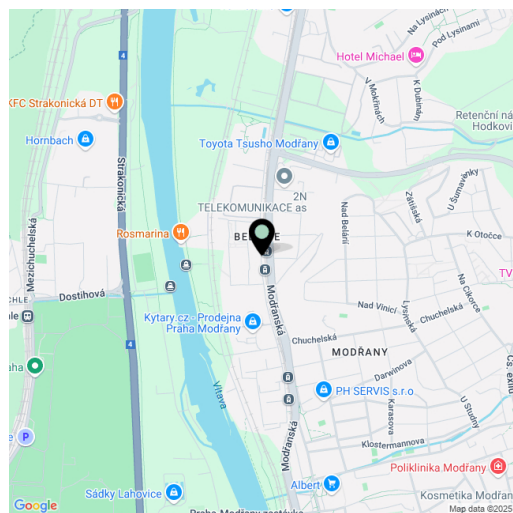
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Total area	66 m ²
Floor area*	60 m ²
Loggia	7 m ²
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,500 for 1 person, extra person + CZK 800. Electricity is billed separately.
PENB	B
Reference number	108140
Available from	Immediately

This brand-new fully furnished apartment with an enclosed balcony is situated on the 3rd 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 Tesco shopping center plus a cafe and a restaurant, 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 and bus stop with frequent connections to the city center is only a 5-minute walk from the building.

The apartment includes a living room with a fully fitted open plan kitchen and access to the **enclosed balcony** facing the courtyard, a bedroom with a built-in wardrobe and views of the courtyard and greenery, a bathroom (bathtub, toilet), and an entrance hall with built-in wardrobes.

Heat recovery ventilation system, hardwood floors, tiles, security entry door, central heating, washer/dryer, dishwasher, induction hob, microwave oven, TV, video entry phone, cellar. A garage parking space is included.



* 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.