



## Apartment Two-bedroom (3+kk)

Rented

92.2 m<sup>2</sup>, Prague 4, Modřany, Mezi vodami



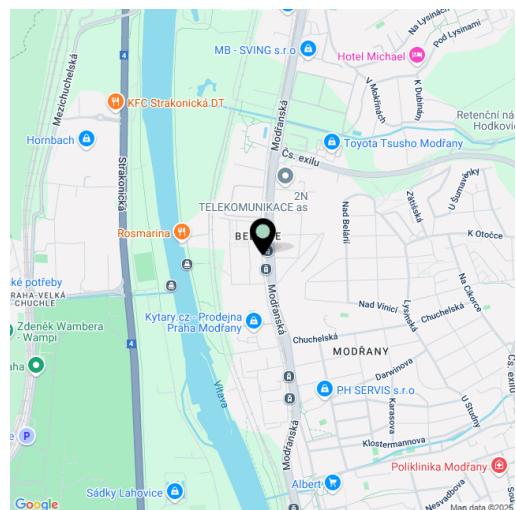


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Total area	106 m <sup>2</sup>
Floor area*	92 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Garage parking
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 5,500. Electricity is billed separately.
PENB	B
Reference number	108976
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 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 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 offering views of the green golf course, a bathroom (bathtub with a shower screen, toilet), a guest toilet, and an entrance hall with a built-in wardrobe.

**Heat recovery ventilation system, hardwood floors, tiles, security entry door, central heating, washing machine, dishwasher, induction stove top, microwave oven, video entry phone, cellar.** A garage parking space is included.