



## Apartment Studio (1+kk)

Rented

32.6 m², Prague 4, Modřany, Mezi vodami





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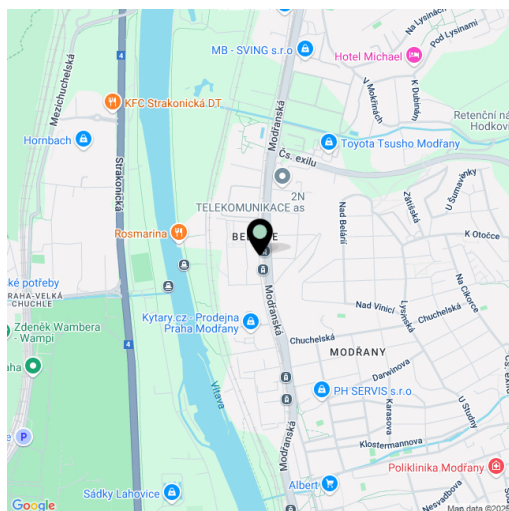
32.6 m², Prague 4, Modřany, Mezi vodami

Total area	41 m²
Floor area*	33 m²
Balcony	8 m²
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges, water and heating: CZK 3,000. Electricity is billed separately (transfer to the tenant).
PENB	B
Reference number	108980
Available from	Immediately

This brand-new unfurnished studio apartment with an enclosed balcony is situated on the 8th 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 golf course, 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 / bedroom with a fully fitted open plan kitchen and access to the **enclosed balcony**, a shower room with a toilet, and an entrance hall.

**Heat recovery ventilation, hardwood floors**, tiles, security entry door, heat recovery ventilation, central heating, dishwasher, induction stove top, video entry phone, **cellar**.



\* 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.