



Apartment Three-bedroom (4+kk)

€ 862 366 | CZK 20 990 000

113.7 m², Prague 4, Modřany, Mezi Vodami





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Total area	124 m²
Floor area*	114 m²
Loggia	10 m²
Parking	Parking space
Cellar	5 m²
PENB	B
Reference number	11195

This generously designed three-bedroom apartment with a loggia, parking space, and unobstructed views of the opposite hills is located on the 7th floor of the modern Zahálka Residence development. The complex features a public park, adjacent golf course, and a bike path along the Vltava River, as well as full civic amenities in the Modřany district.

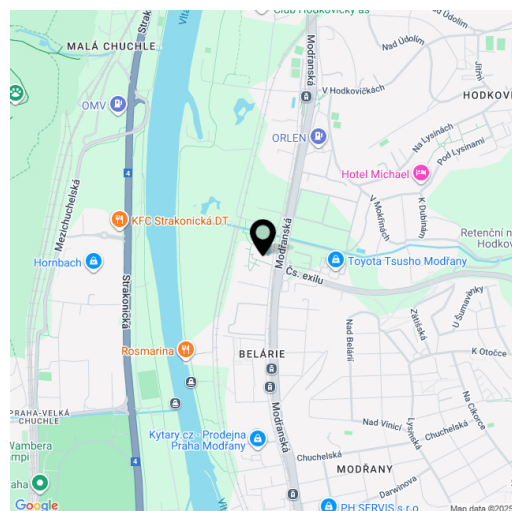
The apartment's layout includes a living room with a kitchen and access to a spacious loggia, two large bedrooms with built-in wardrobes, a study/guest bedroom, an en-suite bathroom (with a shower, sink, and toilet), a second bathroom (with a shower, toilet, washer, and dryer), a storage room, and an entrance hall with a wardrobe. The price includes a **garage parking space** and a **cellar**.

The apartment features wooden Euro windows, three-layer **oak floors**, and security entrance doors. The kitchen is equipped with BOSCH appliances and built-in furniture. Heating is provided by a central gas boiler room, and the apartment is fitted with a mechanical ventilation system with **heat recovery**. The Zahálka Residence offers timeless family living with thoughtfully designed communal and outdoor areas, including a children's playground, a park, and a community garden.

The location on the border of Hodkovičky and Modřany has been extensively revitalized in recent years, transforming into a **modern district with full amenities**. Within the complex, you'll find a supermarket, fitness center, restaurant, and bistro. The area also offers a freestyle park, rope center, tennis courts, inline skating track, and a bike path leading to the Výtoň embankment in 20 minutes or **city center** in about 25 minutes. A tram stop with frequent connections to the city center is just an 8-minute walk away.

The apartment is currently rented until March 31st, 2026.

Floor area 113.7 m², loggia 10 m², cellar 5 m².



* 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.



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