



Apartment One-bedroom (2+kk)

Rented

66 m², Prague 4, Modřany, Mezi Vodami





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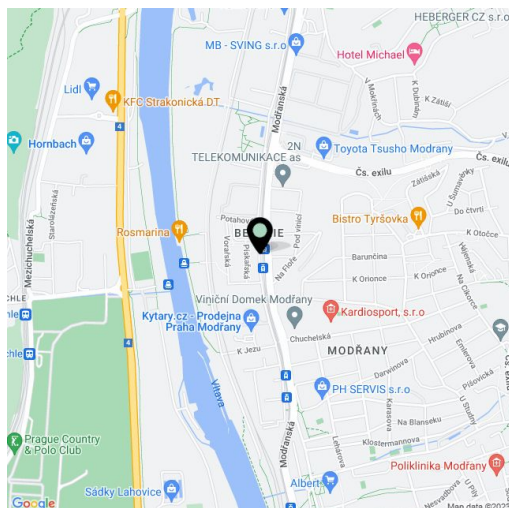
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Total area	82 m²
Floor area*	66 m²
Terrace	16 m²
Parking	Parking available at CZK 2000/month.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	39572
Available from	Immediately

New 1-bedroom flat with a beautiful view of the greenery and the neighboring golf course Hodkovičky, with a cellar and the possibility of renting a garage space, situated on the 3rd floor of a new building, which is part of a residential complex with a public park. The location is undergoing gradual revitalization and transformation into a modern district with all services. A freestyle park, rope center, bike path (20 minutes on the Výtoň, 25 minutes center), medical center in the immediate vicinity. A tram stop with frequent connections to the center is an 8-minute walk away.

The apartment area is divided into a living room with an equipped kitchenette, a bedroom with an equipped **walk-in closet**, a bathroom with a bathtub and a toilet and an entrance hall. Both rooms have access to a **16-meter terrace** with a storage room.

Wooden decking on the floor, **underfloor heating** in the bathroom, large wooden windows, **recuperation**, dishwasher, microwave, cellar. In the house there is a room for strollers and bicycle, at the house entrance there is a lobby with a sitting area. Garage parking for an extra charge of CZK 2,000/month. Deposit for common building charges, water and heating CZK 3,000. Electricity is billed separately.



* 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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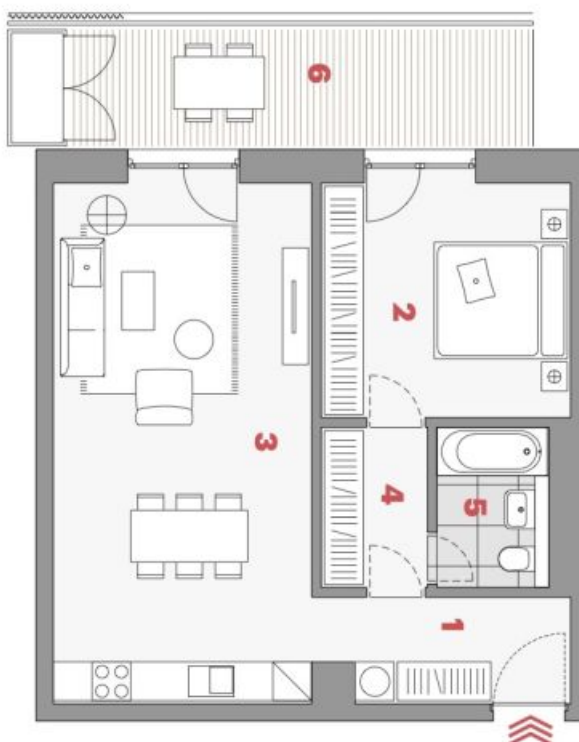
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ZAHÁLKA

TYP • TYPE **2+KK**
PODLAHOVÁ PLOCHA M² • APT. AREA M²: **65,9**
NADEMNÍ PODLAŽÍ • FLOOR **3**

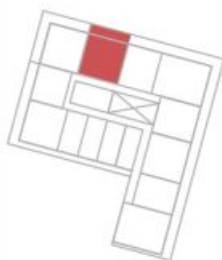
1	předstíh • entrance	6,8 m ²
2	ložnice • bedroom	15,5 m ²
3	obývací pokoj + kk • living room + kc	31,2 m ²
4	chodba • corridor	4,2 m ²
5	koupelna • bathroom	4,3 m ²
—	obývací plocha • living area	62,0 m ²
—	světelná konstrukce • vertical structures	3,9 m ²
—	podlahová plocha • apartment area	65,9 m²
6	balkon • balcony	16,2 m ²
—	plocha bytu celkem • apart. area total	82,1 m²



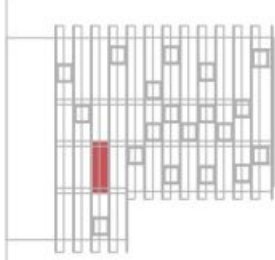
LOKALITA LOCATION



PLAN PODLAŽÍ FLOOR PLAN



POHLED NA DŮM BUILDING VIEW



Upozornění:

Podlahová plocha bytu dle platných právních předpisů (nařízení vlády č. 386/2013 Sb.) znamená celkovou plochu všech místností bytu a také plochy pod nohama, neovčinnými zónami, průchodem a křesly, vymezenými obvodovými zdiřmi bytu. Jedná se o plochu. Plochy neobvodových místností jsou pouze orientační. Vybavení zařízení v plochách bytu (nábytek, kuch. linka, el. spotřebiče atd.) není součástí dohodky. Rozsah dodávky je specifikován ve standardu. Investor si vyřizuje právo na drobné úpravy.