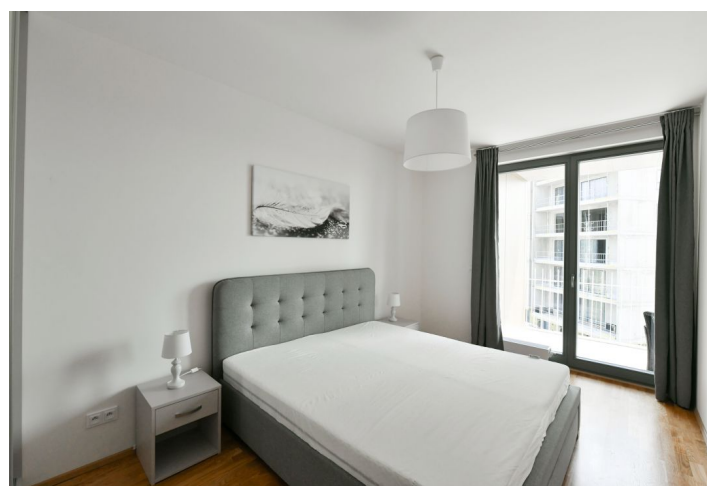
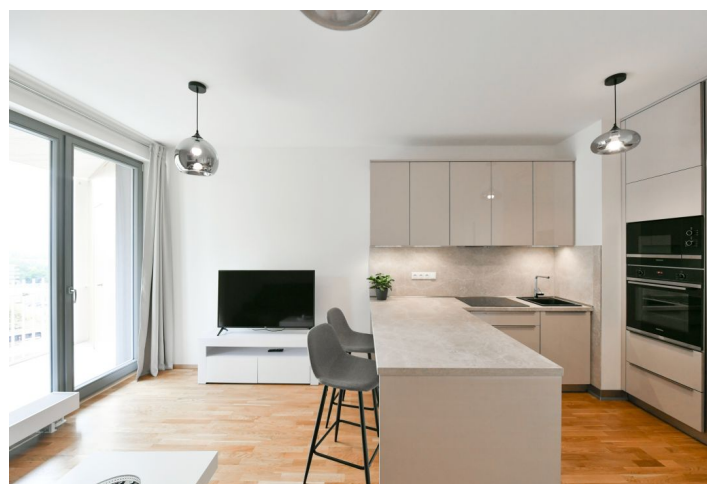




## Apartment One-bedroom (2+kk)

Rented

48.4 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami





# Apartment One-bedroom (2+kk)

Rented

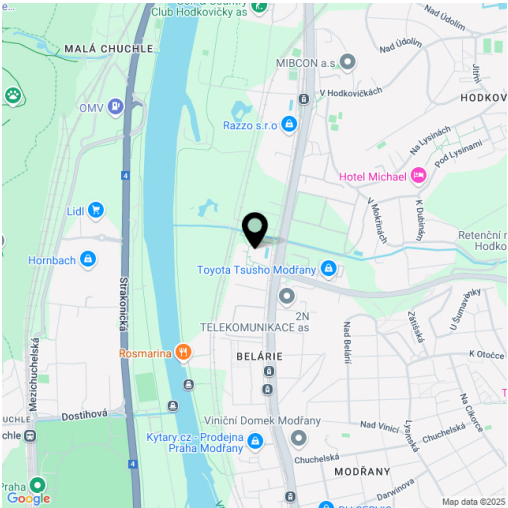
48.4 m², Prague 4, Modřany, Mezi Vodami

|                  |  |
|------------------|--|
| Total area       | 64 m²  |
| Floor area*      | 48 m²  |
| Terrace          | 15 m²  |
| Parking          | Garage parking.  |
| Garage           | Yes  |
| Cellar           | Yes  |
| Service price    | Deposit for services, water, heating, and electricity CZK 5,000 per month. |
| PENB             | B  |
| Reference number | 39879  |
| Available from   | Immediately  |

This fully furnished one-bedroom apartment with a terrace, cellar, and garage parking space is on the 8th floor of a recently built building, which is part of a residential complex with a public park. The location is being gradually revitalized and transformed into a modern district with complete services. In the immediate vicinity of a freestyle park, rope center, bike path (25 minutes to the center), and a healthcare clinic, Tesco store, café and restaurant. A tram stop with frequent connections to the center is only an 8-minute walk from the building.

The apartment area is divided into a living room with a fully equipped kitchen, a bedroom with **built-in wardrobes**, a bathroom with a bathtub and toilet, and an entrance hall with storage space. The **terrace** with storage space is accessible from both rooms.

Floating floors, tiles, **underfloor heating** in the bathroom, large wooden windows, recuperation, dishwasher, microwave, induction hob, cellar. **Stroller and bicycle storage, lobby** at the building entrance. **Garage parking space 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.

48.4 m², Prague 4, Modřany, Mezi Vodami

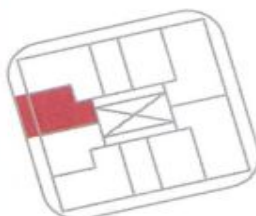


|   |   |                     |
|---|---|---------------------|
| 1 | předstř. • entrance                     | 6,2 m <sup>2</sup>  |
| 2 | ložnice • bedroom                       | 14,4 m <sup>2</sup> |
| 3 | obývací pokoj + tk • living room + kc   | 20,7 m <sup>2</sup> |
| 4 | koupelna • bathroom                     | 4,4 m <sup>2</sup>  |
| — | obytná plocha • living area             | 44,7 m <sup>2</sup> |
| — | světlé konstrukce • vertical structures | 3,6 m <sup>2</sup>  |
| — | podlahová plocha • apartment area       | 48,3 m <sup>2</sup> |
| 5 | balcon • balcony                        | 15,3 m <sup>2</sup> |
| — | plocha bytu celkem • apart. area total  | 63,6 m <sup>2</sup> |



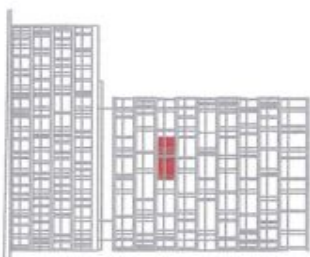
PLAN PODLAZI

FLOOR PLAN



POHLED NA DŮM

BUILDING VIEW

[illegible]