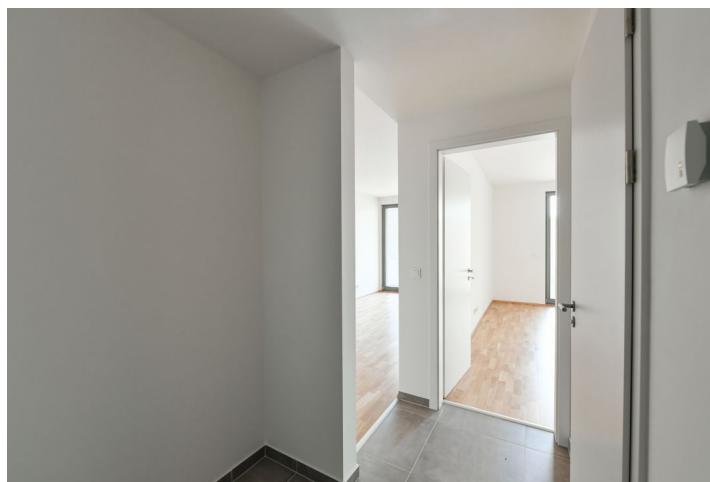




## Apartment One-bedroom (2+kk)

Sold

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



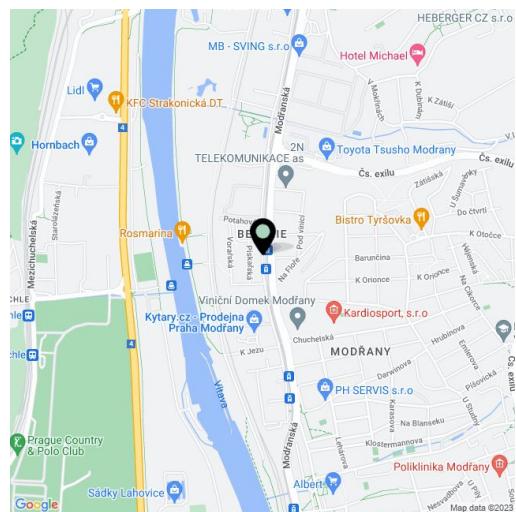


## Apartment One-bedroom (2+kk)

Sold

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

Total area	57 m <sup>2</sup>
Floor area*	49 m <sup>2</sup>
Balcony	15 m <sup>2</sup>
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39908



\* 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 apartment with two balconies and a garage parking space is located on the 5th floor of a new residential complex with plenty of greenery that is being built in the district of Modřany on the banks of the Vltava River.**

The layout consists of a living room with space for a kitchen and access to a **balcony**, a bedroom with a **second balcony**, a bathroom (with a shower, toilet, sink, and connection for a washing machine), and a hall.

Facilities include **wooden Euro-windows** with insulated double-glazed panes, **wooden floors**, data and TV socket in both rooms, entrance security fireproof doors (class 2), **recuperation unit** for automatic fresh air supply; central heating. The unit comes with a **cellar** and a **parking space** in the garage guarded by a camera system.

The easily accessible location is being successfully revitalized and transformed into a modern district with complete services, a **park**, and a wide range of sports activities. In the immediate vicinity, there is a **golf course**, a **leisure area**, and a **bike path** leading to the **Výtoň Embankment** (20 minutes) or to the city center (25 minutes). A tram stop with frequent connections to the city center is an 8-minute walk away.

Floor area 48.8 m<sup>2</sup>, balconies 7.5 and 7.7 m<sup>2</sup>, cellar 4.5 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



## **Apartment One-bedroom (2+kk)**

Sold

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

0  
-6  
12  
60  
4  
5m



A 4x4 grid of squares. A 2x2 subgrid in the second column and second row is shaded red. The rest of the grid is white.

POHLED NA BUM BUILDING VIEW

BUILDING WIE

PLAN PODEZI FLOOR PLAN

FLOR PLAN



## LOKALITA LOCATION

LOCATION

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