



Apartment One-bedroom (2+kk)

Sold

63 m², Prague 4, Modřany, Mezi Vodami



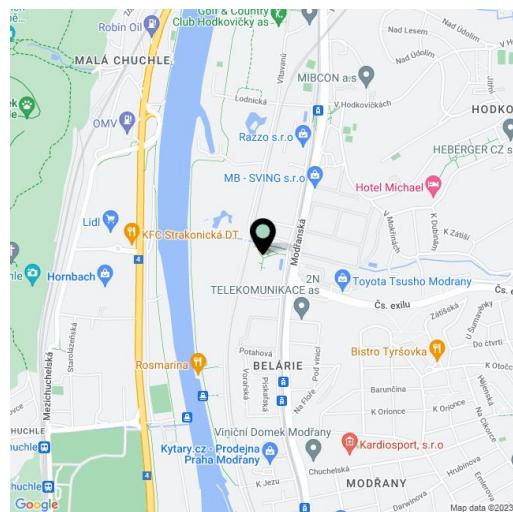


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Total area	81 m ²
Floor area*	63 m ²
Balcony	26 m ²
Parking	Garage parking space
Cellar	Yes
PENB	B
Reference number	39918



* 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 new, fully furnished apartment with two covered balconies and a garage parking space is located on the 6th floor of the new Zahálka building, which is part of an emerging green residential neighborhood in Modřany near a recreational area on the Vltava Embankment.

The layout consists of a living room with a kitchen and a **spacious balcony**, a bedroom with a **second balcony**, a bathroom (with a toilet, bath, sink, and connection for a washing machine), and a hall. On the large balcony is a large **lockable cubicle** suitable for storing sports equipment.

Facilities include wooden Euro windows with insulated double-glazed panes, **wooden floors**, large-format tiles, **underfloor heating** in the bathroom, data and TV sockets in both rooms, a fire safety entrance door, and a **recuperation unit for clean air supply**. Heating is from the building's central boiler room. The **kitchen is fully equipped** with Whirlpool appliances; there is a built-in wardrobe in the hall. The purchase price includes the furniture and lighting shown in the photographs. The unit comes with a **cellar and a parking space** in the garage guarded by a camera system.

Thanks to the ongoing revitalization of the area, the location is being transformed into a modern district with complete services, landscaped greenery, and a wide range of sports activities. In the immediate vicinity is the **nine-hole Hodkovičky golf course**, a recreational area, and a **bike trail** along which you can get to the Výtoň embankment in 20 minutes or to the city center in 25 minutes. A tram stop with frequent connections to the city center is an 8-minute walk away.

Floor area 63 m², balconies 17.9 m², cellar 3.5 m².

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