



## Apartment One-bedroom (2+kk)

Rented

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



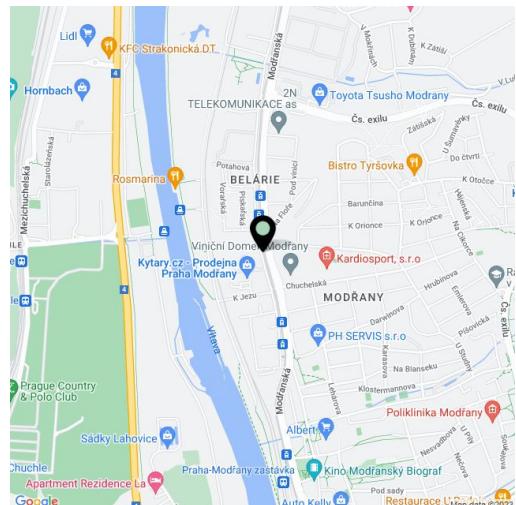


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Total area	83 m <sup>2</sup>
Floor area*	66 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	40703
Available from	Immediately



\* 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 is a contemporary 1-bedroom apartment with a terrace and beautiful views of the surrounding greenery and the adjacent Hodkovičky golf course, on the 4th floor of a new building, part of a residential complex with a public park in Modřany, Prague 4. The location is undergoing gradual revitalization and transformation into a modern district with full services. A freestyle park, a rope center and a bike path (20 minutes to the Výtoň riverbank, 25 minutes to the city center) are in the immediate vicinity. A tram stop with frequent connections to the city center is an 8-minute walk away.

The apartment includes a living room with a fully fitted open kitchen, a bedroom with a built-in wardrobe, a large bathroom with a bathtub, a walk-in shower and a toilet, and an entrance hall with a built-in wardrobe and storage space. Both rooms have access to the terrace.

**Heat recovery ventilation**, large format tile floors throughout, underfloor heating in the bathroom, pleated blinds, dishwasher, induction cooktop, American type fridge, wine fridge, storage space on the terrace. Bike and pram storage room plus a lobby with a sitting area in the building. A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 3,500. Electricity is billed separately.



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TYPE • TYPE  
PODLÍHOVÁ PLOCHA M<sup>2</sup> • APT. AREA M<sup>2</sup>  
NAZEMNÍ PODLÍZI • FLOOR  
**2+KK**  
**66,3**  
**4**

1	předsíň • entrance	6,6 m <sup>2</sup>
2	ložnice • bedroom	16,1 m <sup>2</sup>
3	obývací pokoj + kk • living room + kc	31,9 m <sup>2</sup>
4	koupelna • bathroom	6,3 m <sup>2</sup>
—	obývacia plocha • living area	60,9 m <sup>2</sup>
—	svíšké konstrukcie • vertical structures	5 m <sup>2</sup>
—	podlahová plocha • apartment area	<b>66,3 m<sup>2</sup></b>
5	balkon • balcony	16,2 m <sup>2</sup>
—	plocha bytu celkem • apart. area total	<b>82,5 m<sup>2</sup></b>

