



## Apartment One-bedroom (2+kk)

Sold

52.9 m², Prague 4, Modřany, Mezi Vodami





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|                  |                      |
|------------------|----------------------|
| Total area       | 63 m²                |
| Floor area*      | 53 m²                |
| Balcony          | 10 m²                |
| Parking          | Garage parking space |
| Cellar           | Yes                  |
| PENB             | B                    |
| Reference number | 39909                |

This new apartment with a large balcony overlooking the greenery and the neighboring Hodkovičky golf course is located on the 6th floor of a new building that is part of a green residential area in Modřany on the bank of the Vltava River.

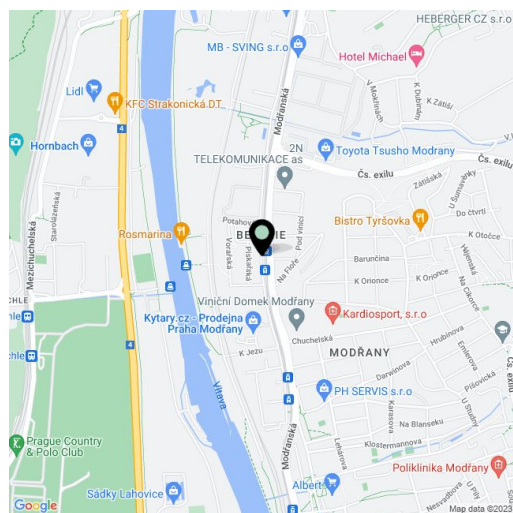
The layout consists of a living room with a **bay window** and a preparation for a kitchen, a bedroom with space for a built-in wardrobe, a bathroom (with a bathtub, toilet, sink, and connection for a washing machine), and a hall. Both rooms have access to a **spacious balcony**.

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), a 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 52.9 m², balcony 9.7 m², cellar 3.8 m².

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



\* 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.



## Apartment One-bedroom (2+kk)

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|  |                     |
|--|---------------------|
| ČÍSLO BYTU • APARTMENT NO.                                 | 60704               |
| Typ • TYPE   | 2+KK                |
| PODLAHOVÁ PLOCHA M <sup>2</sup> • APT. AREA M <sup>2</sup> | 52,9                |
| NADEMNÍ PODLAŽÍ • FLOOR                                    | 7                   |
| BUDOVA • BUILDING  | F                   |
| 1 předstíh • entrance                                      | 4,3 m <sup>2</sup>  |
| 2 ložnice • bedroom  | 14,4 m <sup>2</sup> |
| 3 obývací pokoj + Kk • living room + kc                    | 20,1 m <sup>2</sup> |
| 4 koupelna • bathroom                                      | 4,6 m <sup>2</sup>  |
| 5 arkýř • bay window                                       | 6,4 m <sup>2</sup>  |
| — obytná plocha • living area                              | 49,8 m <sup>2</sup> |
| — svlékací konstrukce • vertical structures                | 3,1 m <sup>2</sup>  |
| — podlahová plocha • apartment area                        | 52,9 m <sup>2</sup> |
| 6 balkon • balcony   | 9,7 m <sup>2</sup>  |
| — plocha bytu celkem • apart. area total                   | 62,6 m <sup>2</sup> |

0 1 2 3 4 5 m

