



51 m<sup>2</sup> Mezi vodami, Praha 12 - Modřany Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
SALES & LEASE SPECIALIST

adam.kvasnicka@luxent.cz  
+420 730 511 611

|                 |  |                                    |                                   |
|-----------------|--|------------------------------------|-----------------------------------|
| Order number    | <b>N6331</b>                           | Price                              | <b>Leased</b>                     |
| Address         | <b>Mezi vodami, Praha 12 - Modřany</b> | Type                               | <b>Apartments</b>                 |
| Disposition     | <b>2 + kitchenette</b>                 | Usable area                        | <b>51 m<sup>2</sup></b>           |
| Offer status    | <b>Leased</b>                          | Energy performance of the building | <b>G - Extremely uneconomical</b> |
| Floor           | <b>ground floor</b>                    | Device                             | <b>No</b>                         |
| Parking         | <b>1</b>                               | Balcony                            | <b>14 m<sup>2</sup></b>           |
| Cellar          | <b>3 m<sup>2</sup></b>                 | Lift                               | <b>Yes</b>                        |
| Date to move in | <b>1. 1. 2023</b>                      |                                    |                                   |

## About real estate

We offer for rent an apartment 2+kt with a usable area of 65 sqm in the newly completed Zahálka residence in a quiet area of Prague 12 in Modřany. The unfurnished apartment is situated on the 1st floor of a residential project with an elevator. It includes a spacious balcony overlooking the greenery, cellar and a parking space in the underground garage, which is included in the price. For residents there is also a shared bike room/storage room.

The layout includes an entrance hall with built-in wardrobe, living room with access to the balcony, modern kitchenette equipped with all appliances - induction hob, extractor hood, oven, microwave, dishwasher, fridge-freezer, as well as a bedroom with built-in wardrobes and access to the balcony, bathroom with bath, sink and toilet and a pantry with connection to the washing machine.

The apartment is equipped with recuperation, as well as French windows with external electric blinds, security doors, quality wooden flooring and tiles, house telephone with camera.

The residence is close to full amenities, the popular Rosmarina restaurant, mini golf and golf course, playground in front of the house. Directly adjacent bike path offers the possibility of sports and relaxation. The tram stop and the bus stop Belárie is just a few steps away from the house.

Available from 1.1.2023.

Energy performance label is not made.