



For sale a designer apartment 5+kt/T/2P, 142 sqm, Prague - Modřany



🏠 142 m<sup>2</sup> 📄 Mezi vodami, Praha 12 - Modřany 📄 32 300 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Adam Kvasnička**  
LEASE SPECIALIST

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

Order number	<b>N6902</b>	Price	<b>32 300 000 CZK per property</b>
Address	<b>Mezi vodami, Praha 12 - Modřany</b>	Type	<b>Apartments</b>
Disposition	<b>5 + kitchenette</b>	Usable area	<b>142 m<sup>2</sup></b>
Floor area	<b>189 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>12th floor</b>
Device	<b>Yes</b>	Parking	<b>2</b>
Terrace	<b>36 m<sup>2</sup></b>	Cellar	<b>10 m<sup>2</sup></b>
Lift	<b>Yes</b>		

## About real estate

We offer for sale a unique penthouse with a total usable area of 189 sqm, located in a quiet and desirable location in Prague - Modřany. This representative apartment, which is part of the new building of the Zahalka residential project, is an ideal choice for those looking for luxury living combined with high standards and modern technology.

The layout of the apartment includes a spacious living room of 37 sqm, which is connected to the kitchen and dining area. From the living room, kitchen and one of the rooms there is access to a large terrace of 36 m<sup>2</sup>, which offers beautiful views and provides an ideal space for relaxation and social activities. The master bedroom is equipped with its own dressing room and a luxurious bathroom with a sunken shower. There are three additional bedrooms that can be used as children's rooms, study rooms or guest rooms. The apartment also offers a master bathroom with bath and shower and one extra separate toilet.

The interior of the apartment is furnished with superior materials, including wood multi-layered flooring, large-format porcelain countertops, handmade laminate tiles and ceramic tiles in the bathrooms and utility room. All three toilets are heated and offer modern remote control features.

Technology features include a state-of-the-art smart home system from LOXONE, ceiling speakers, outdoor blinds, mood lighting including designer lighting as well as LED backlighting on furniture and ceiling. An intercom with video camera and a ventilation system with heat recovery are installed for your comfort and safety.

The apartment also includes two spacious cellars of 3 sqm and 7.9 sqm and two garage spaces in the underground garage, ensuring comfortable parking without worries.

The Zahálka residential project is located in the Modřany district of Prague, which is known for its quiet and naturally rich atmosphere. This location is ideal for those who are looking for living in the vicinity of nature, but at the same time want to have good accessibility to the city center, among other things, thanks to the proximity of tram and bus stops. There are also excellent connections to the surrounding neighbourhoods, both by public transport and by individual car. The advantage is quick access to the Prague ring road. Modřany is surrounded by beautiful green areas, such as the Modřanská rokle or the Modřanská rokle - Cholupice Nature Park, which offers great opportunities for recreational activities such as cycling, running, or just pleasant walks in nature. In the vicinity of the Zahalka project you will also find several sports facilities, parks and playgrounds that are ideal for families with children. All amenities are located in the area, ensuring a high quality of life. All this makes Modřany an attractive location to live, which is enhanced by modern and comfortable housing.