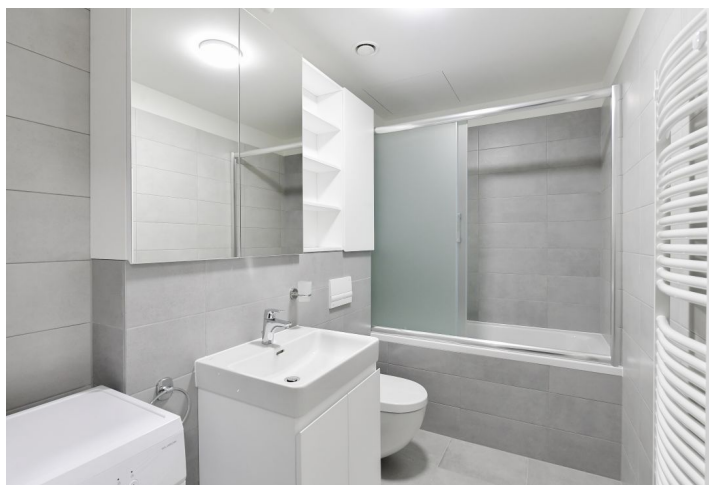




Apartment One-bedroom (2+kk)

Rented

52.3 m², Prague 4, Modřany, Komořanská





Apartment One-bedroom (2+kk)

Rented

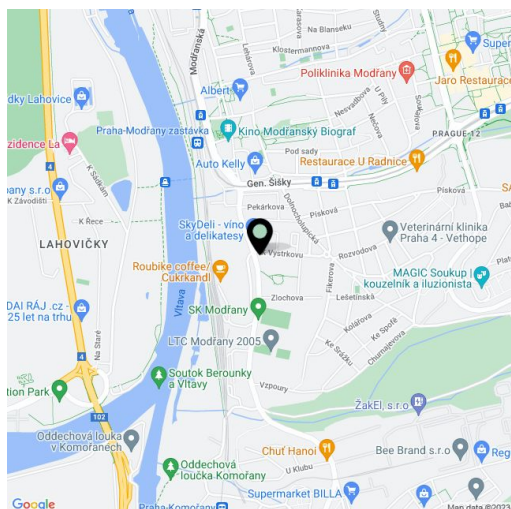
52.3 m², Prague 4, Modřany, Komořanská

| | |
|------------------|---|
| Total area | 55 m ² |
| Floor area* | 52 m ² |
| Balcony | 3 m ² |
| Parking | - |
| Cellar | Yes |
| Service price | Monthly deposit for service charges, water, and heating CZK 3,500. Electricity is billed extra. |
| PENB | B |
| Reference number | 100958 |
| Available from | Immediately |

This brand-new completely furnished 1-bedroom apartment with a balcony is on the first floor with an elevator in the recently built gated project Modřanka Residence with underground parking, a camera system, and a landscaped courtyard garden with a children's playground. Located in a quiet green residential neighborhood in Prague 4 near the Vltava riverbank and Modřanská rokle Park, with quick access to the city center, good amenities, and a wide range of sports and leisure opportunities. Conveniently located for the BISP international school.

The southwest-facing apartment offers a living room with a fully fitted open plan kitchen and balcony, a bedroom with a large built-in wardrobe and access to the balcony, a bathroom (bathtub with a shower screen, toilet), and an entrance hall.

Heat recovery ventilation, laminate floors, tiles, security entry door, well insulated windows, blinds, washing machine, dishwasher, cellar.




* 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)

Rented

52.3 m², Prague 4, Modřany, Komořanská



Modřanka

| | |
|---|---------------------|
| Type / Type | 2+kk |
| Podlaží / Floor | 2.NP |
| 1 Předstř / Entry | 4,8 m ² |
| 2 Obývací pokoj+kk / Living room+Kitchen | 23,6 m ² |
| 3 Ložnice / Bedroom | 16,6 m ² |
| 4 Koupelna / Bathroom | 5,4 m ² |
| Obývaná plocha bytu / Living Area | 50,4 m ² |
| Svazek konstrukce / Vertical Structures | 19 m ² |
| Podlahová plocha bytu / Apartment Area | 51,3 m ² |
| 5 Terasa / Terrace | 2,6 m ² |
| Plocha bytu celkem / Apartment Area Total | 54,9 m ² |





Pohled na dům / Building View



Celková situace / Site Plan



Podlaží podlaží / Floor Plan