



Apartment One-bedroom (2+kk)

Rented

52.3 m², Praha 4, Modřany, Komořanská





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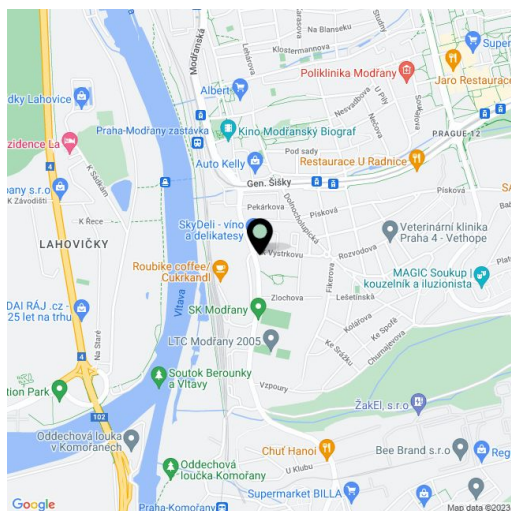
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Total area	56 m ²
Floor area*	52 m ²
Loggia	4 m ²
Parking	Garage parking for extra fee.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating CZK 3,800. Electricity is billed separately.
PENB	B
Reference number	100959
Available from	Immediately

This is a brand new completely furnished 1-bedroom apartment with a balcony, on the second floor with lift in the recently built gated project Modřanka Residence with underground parking, 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 south-west facing apartment offers a living room with a fully fitted open plan kitchen and a **balcony**, a bedroom with a large built-in wardrobe and balcony access, a bathroom (bathtub with a shower screen, toilet), and an entrance hall.

Heat recovery ventilation, laminated 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.



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Modřanka

Typ / Type		2+kk
Podlaží / Floor		3.NP
1	Předstín / 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
Svleč. konstrukce / Vertical Structures		19 m ²
Podlahová plocha bytu / Apartment Area		51,3 m ²
5	Ložnice / Loggia	3,7 m ²
Plocha bytu celkem / Apartment Area Total		56,0 m ²

