



## Apartment Two-bedroom (3+kk)

Rented

93 m<sup>2</sup>, Praha 4, Modřany, Československého exilu





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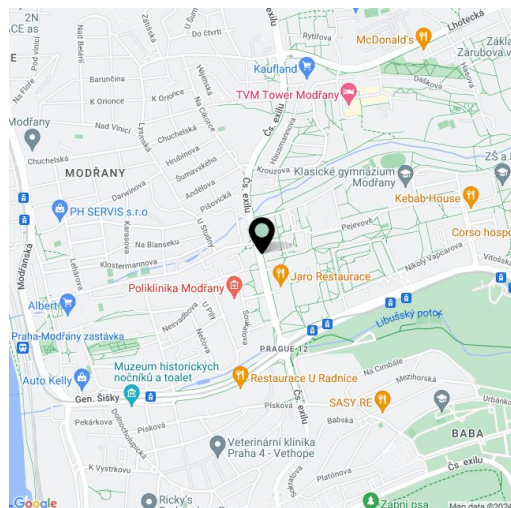
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Total area	93 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
Service price	Monthly deposit for service charges, water and heating: CZK 6,000. Electricity is billed separately.
PENB	G
Reference number	105672
Available from	Immediately

This is a fully furnished air-conditioned 2-bedroom apartment with a terrace and far reaching views, on the 8th floor of a modern building with a lift and underground parking. Located in a quiet green area of Modřany, Prague 4, in close vicinity of the popular Modřanská rokle (Modřany Gully) forest. The city center is accessible in minutes by car and public transport (trams/buses) as well as by train from the nearby station Praha-Modřany, and the prestigious British Prague School is a 10-minute drive from the building. The neighborhood offers a diverse range of cultural and sports activities: bike and in-line skating tracks, Točná Aero Club, and golf courses.

The interior features a living room with a fully fitted open plan kitchen and **terrace** access, a master bedroom, and a study / second bedroom. There is a bathroom with a bathtub, a separate toilet, a storage room, and an entrance hall with built-in wardrobes.

**Air-conditioning**, vinyl floors, tiles, central heating, washing machine, dishwasher, induction stove top, microwave oven. A **garage parking** space is included.



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.