



## Apartment Two-bedroom (3+kk)

Sold

80 m<sup>2</sup>, Prague 4, Modřany, Generála Šišky





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Total area	93 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Balcony	13 m <sup>2</sup>
Parking	Yes
Garage	Yes
Cellar	Yes
Service price	5 600 CZK monthly
PENB	G
Reference number	18353

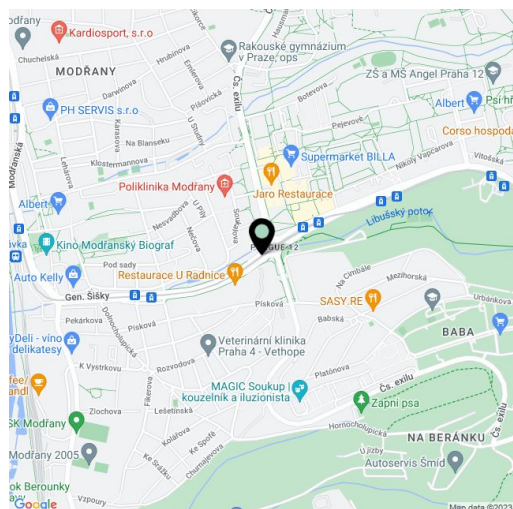
**Spacious and bright apartment with south-facing terrace overlooking the surrounding greenery is located on the 4th floor of a residential complex with a park, playground and 24 hour security.**

The flat offers an open concept living room and kitchen with access to the terrace, which is accessed from one bedroom, second bedroom and a bathroom with natural daylight and a separate toilet. Features include laminate flooring, fitted wardrobes, Koryna kitchen with Bosch appliances. **Possibility to buy a garage parking space at extra cost of CZK 690.000.** Purchase price includes **cellar** located next to the garage.

All civic amenities in the area; center is accessible in minutes by car or public transport (tram / bus) or by train from the nearby Praha-Modřany station.

Modřany and its surroundings also offer a diverse range of cultural and sport activities - Břežany Creek and Valley with Závist and Šance Hills, Zbraslav Chateau, bicycle trails, in-line skating trail, Točná Aero Club, Hodkovičky and Zbraslav golf courses.

Interior 80 m<sup>2</sup>, terrace 13 m<sup>2</sup>.



\* 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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