



## Apartment Two-bedroom (3+kk)

Rented

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





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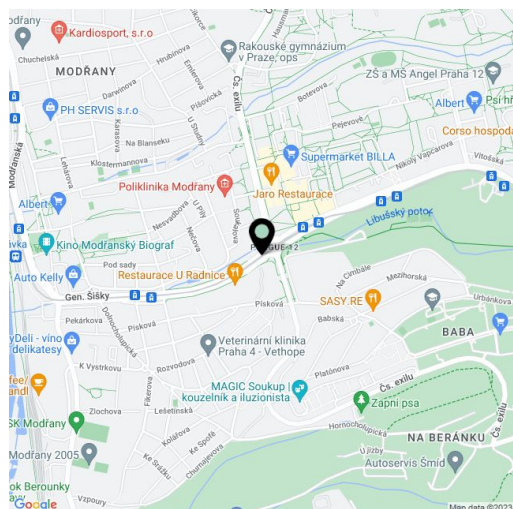
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Total area	93 m <sup>2</sup>
Floor area*	80 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Parking	One garage space.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	19064
Available from	Immediately

Modern 2-bedroom flat with a 13 m<sup>2</sup> terrace, on the fourth floor of the Tulipa Modřany residential project surrounded by greenery and complete with a private park, playground and 24-hour security. The city center is accessible in minutes by car and public transport (tram / bus) or by train from the nearby station Praha-Modřany, 1 km from the house is the prestigious British Prague School. Modřany and surroundings also offer a diverse range of cultural and sporting activities – Břežanský potok valley with the Závist and Šance hills, Zbraslav Chateau, bicycle and in-line skating tracks, Aeroklub Točná aero club, golf courses in Hodkovičky and Zbraslav.

The interior includes living room with dining area and a fully fitted open kitchen plus access to the terrace providing beautiful green views, and two bedrooms - one also with terrace access. There is a bathroom (tub, toilet), a guest toilet, and an entry hall with built-in wardrobes.

Built-in wardrobes in the bedrooms, security entry door, electric blinds, dishwasher, audio entry phone, basement storage unit, pram and bike storage room in the building. One garage space included. Common building charges and utilities CZK 5800 per month. Electricity is billed separately.



\* 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.