



Apartment Two-bedroom (3+kk)

Rented

91 m², Praha 4, Modřany, K Vystrkovu





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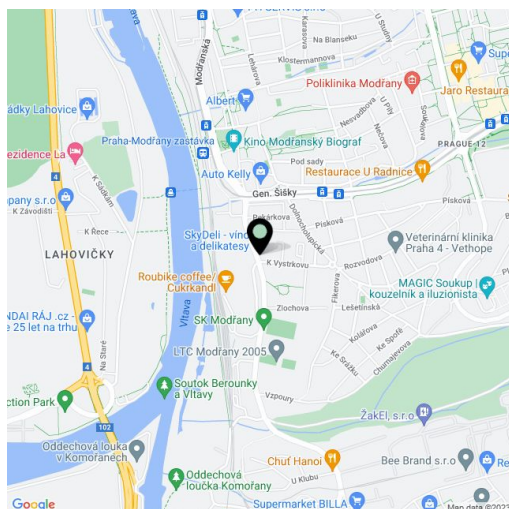
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Total area	100 m ²
Floor area*	91 m ²
Balcony	9 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30549
Available from	Immediately

Brand new, fully furnished 2-bedroom modern flat with a 9 m² balcony and views of the surrounding greenery and the Vltava River. Situated on the fifth floor with lift in the new residential project Modřanka Residence with underground parking and camera system. 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. Convenient to the BISP international school.

The interior features a corner living room with a fully fitted open kitchen, dining area and **balcony** access, two separate bedrooms - one with built-in wardrobes, bathroom with bathtub and toilet, an additional separate toilet, and entrance hall with built-in wardrobes and utility area.

Laminated floors, tiles, Venetian plaster, security entry door, central heating, washer, dishwasher, induction cooktop, kitchenware, iron, ironing board, TV, video entry phone, WiFi (included), spacious **basement storage unit**. One **garage parking** space included. Deposit for service charges, water and heating CZK 4300 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.



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