



Apartment One-bedroom (2+kk)

Rented

64 m², Prague 4, Modřany, Nesvadbova





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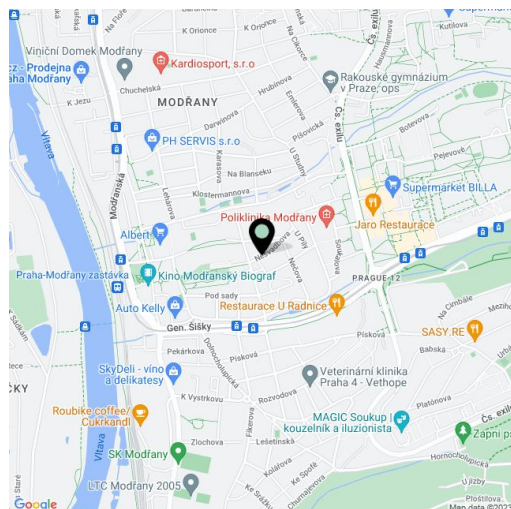
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Total area	69 m ²
Floor area*	64 m ²
Loggia	5 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	30584
Available from	Immediately

This is a contemporary 1-bedroom flat with an enclosed balcony, situated on the third floor of the residential project Byty Nesvadbova with camera system and underground parking. Set in a quiet residential neighborhood in Modřany, with good access to the city center and full amenities within easy reach, and convenient to the EISP international school. Located in close vicinity of the Modřanská rokle forest park, bike and inline trail along the Vltava River, and the newly revitalized Na Zvonici Park incl. eg. a modern children's playground, a natural amphitheatre.

The flat includes a living room with a fully fitted open kitchen, one bedroom with **balcony** access, bathroom with a bathtub and toilet, and entrance hall.

Green views, **hardwood floors**, tiles, security entry door, French windows, central heating, dishwasher, microwave oven, **cellar**, lift. One **garage parking** space included. Service charges, water and heating approx. CZK 2600 per month. Electricity is billed separately. Available from mid-March 2021.



* 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.

