



## Apartment Three-bedroom (4+kk)

Rented

97 m<sup>2</sup>, Prague 4, Modřany, Na Srážku





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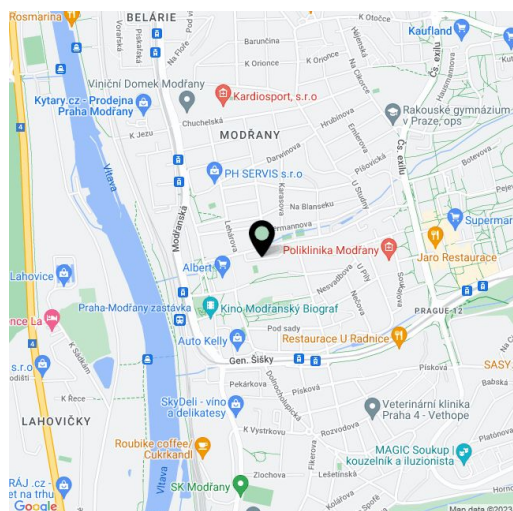
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Total area	115 m <sup>2</sup>
Floor area*	97 m <sup>2</sup>
Balcony	18 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31937
Available from	Immediately

Modern 3-bedroom 2-bathroom apartment with 3 balconies and views of a green park, on the third floor in a contemporary residence with a 24/7 reception and security, camera system, a lift, a sauna, a fitness room, a shared garden and underground parking. Located in a quiet residential area in Modřany, Prague 4, area with good connections to the city center and international schools, and with the Vltava riverbank, tennis courts, cycling tracks and a golf course close by.

The apartment includes a living room with a fully fitted open plan kitchen and a dining area, a master bedroom with a **walk-in closet** and a bathroom (walk-in shower, toilet), two separate bedrooms, a family bathroom (bathtub, toilet), a utility room, and an entrance hall with built-in wardrobes. The living room has access to **two balconies**, and there is a **shared balcony** for two bedrooms.

**Hardwood floors**, tiles, security entry door, French windows, blinds, central gas heating, dishwasher, microwave oven, **cellar**. **One garage parking space** is included. Another parking space available for CZK 1500 / month. Service charges, water and heating bills are approx. CZK 4700 per month. Electricity in the amount of CZK 1.200 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.