



## Apartment One-bedroom (2+kk)

Rented

55 m<sup>2</sup>, Prague 4, Modřany, K Vystřkovu





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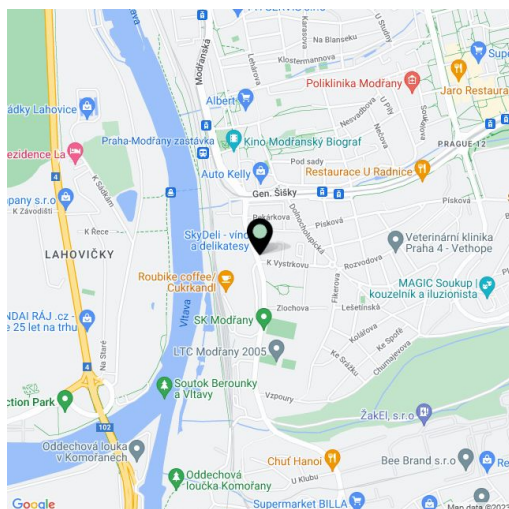
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Total area	70 m <sup>2</sup>
Floor area*	55 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33481
Available from	Immediately

Brand new 1-bedroom apartment with a terrace and far reaching views of the surrounding greenery and the Vltava River. Situated on the third floor with lift in the recently built project Modřanka Residence with underground parking, camera system and a children's playground. 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. Conveniently located for the BISP international school.

The interior features a living room with a fully fitted open plan kitchen and **terrace** access, a bedroom also with terrace access, a bathroom including a bathtub and a toilet, and an entrance hall.

Laminated floors, large format tiles, security entry door, **cellar**. One **garage parking** space is included. Deposit for common building charges CZK 3750/month. Electricity is paid 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.