



## Apartment Two-bedroom (3+kk)

Rented

88 m<sup>2</sup>, Praha 4, Modřany, Zlochova





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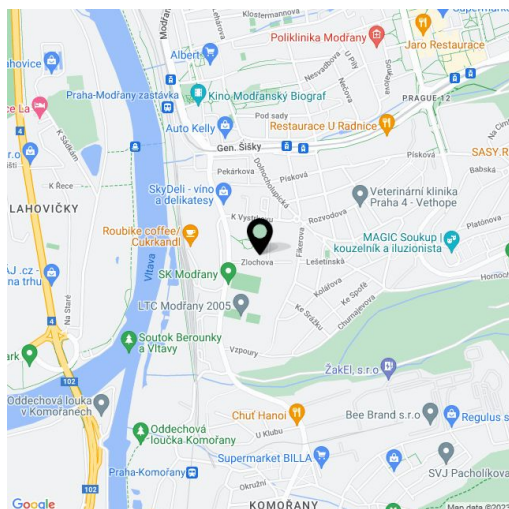
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Total area	111 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Terrace	23 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33673
Available from	Immediately

This is a brand new 2-bedroom apartment with 3 terraces and beautiful views of the surrounding greenery and the Vltava River. Situated on the 9th floor with lift in the "Tower" building, part of the recently built gated project Modřanka Residence with underground parking, camera system and a landscaped courtyard garden with 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 incl. a popular bike path. Conveniently located for the Prague Ring Road access and the BISP international school.

The bright apartment includes a living room with a fully fitted open plan kitchen and access to **two terraces**, two bedrooms, both with **terrace** access, a bathroom with a bathtub and a toilet, a utility / storage room, an additional separate toilet, and an entrance hall.

**Heat recovery ventilation system**, laminated floating floors, large format tiles, security entry door, French windows, central heating, dishwasher, **cellar**. A **garage parking space** is included. Service charges, water and heating bills: approx. CZK 4000/month. Electricity is billed separately (transfer to the tenant).



\* 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.