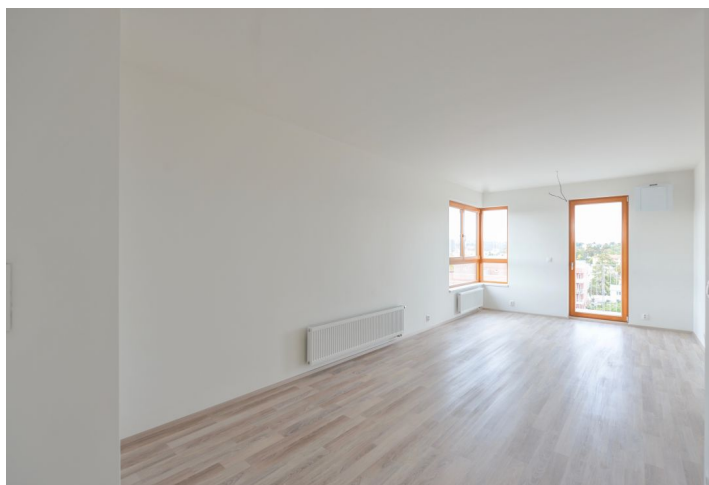




## Apartment One-bedroom (2+kk)

Rented

54 m<sup>2</sup>, Prague 4, Modřany, K Vystrkovu





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Rented

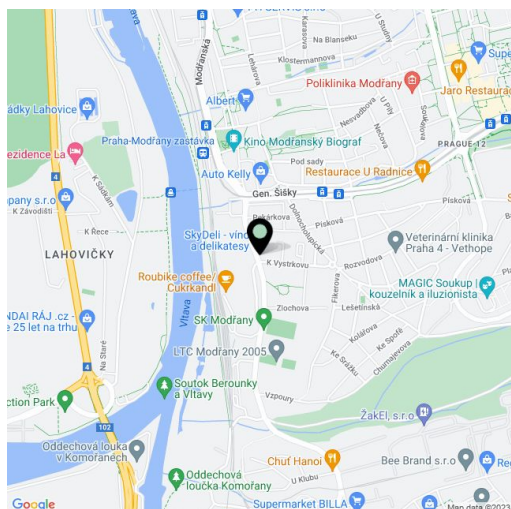
54 m<sup>2</sup>, Prague 4, Modřany, K Vystrkovu

Total area	64 m <sup>2</sup>
Floor area*	54 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33734
Available from	Immediately

This is a brand new 1-bedroom apartment with a terrace and beautiful far reaching views of the surrounding greenery and the Vltava River. Situated on the 6th floor with lift in 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. Conveniently located for the BISP international school.

The interior features a living room with a fully fitted open plan kitchen and a dining area, one bedroom, a bathroom including a bathtub and a toilet, and an entrance hall. The **terrace** is accessible from both main rooms.

**Heat recovery ventilation system**, laminated floors, large format tiles, security entry door, central heating, **cellar**, bike / pram storage, chip entry. One **garage parking** space is included. Deposit for service charges, water and heating is CZK 2500/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.