



## Apartment One-bedroom (2+kk)

Rented

60 m<sup>2</sup>, Prague 4, Modřany, Generála Šišky





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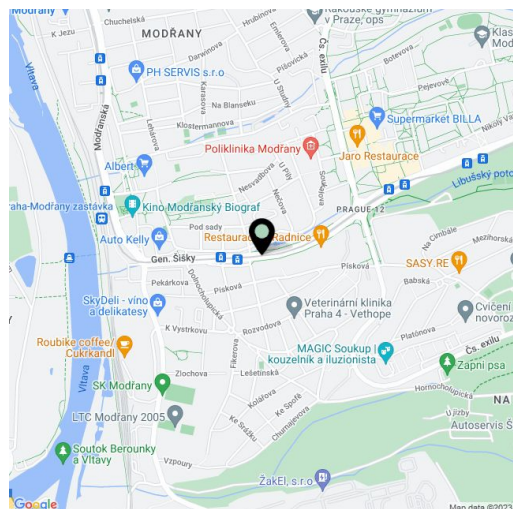
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Total area	70 m <sup>2</sup>
Floor area*	60 m <sup>2</sup>
Loggia	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	B
Reference number	35649
Available from	Immediately

This is a fully furnished 1-bedroom flat with a 10 m<sup>2</sup> enclosed balcony and beautiful green views, on the second floor in the Tulipa Modřanská rokle residential project surrounded by greenery and complete with 24/7 security, a private park, a playground and a campfire site. Full amenities are within easy reach and the city center is accessible by car and public transport (tram / bus) or by train from the nearby station Praha-Modřany. The prestigious Prague British School is located 1 km from the building. Modřany and surroundings also offer a diverse range of cultural and sporting activities – Břežanský potok valley with the Závist and Šance hills, Zbraslav Chateau, bicycle and in-line skating tracks, Aeroklub Točná aero club, and golf courses in Hodkovičky and Zbraslav.

The interior of the apartment includes a living room with a dining area and a fully fitted open plan kitchen, a bedroom with built-in wardrobes, an en-suite bathroom (bathtub), a separate toilet, and an entrance hall with built-in wardrobes. The **enclosed balcony** is accessible from both the living room and the bedroom.

Laminated floor, tiles, security entry door, central heating, roller blinds, sofa, garden furniture, washing machine, dishwasher, TV, WiFi, pram and bike storage room in the building, guest parking. A **garage parking** space is included. Fixed service charges, water and heating incl. Internet CZK 4,000/month. Electricity will be transferred 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.