



## Apartment Three-bedroom (4+kk)

Rented

109 m<sup>2</sup>, Praha 4, Modřany, Na Srážku





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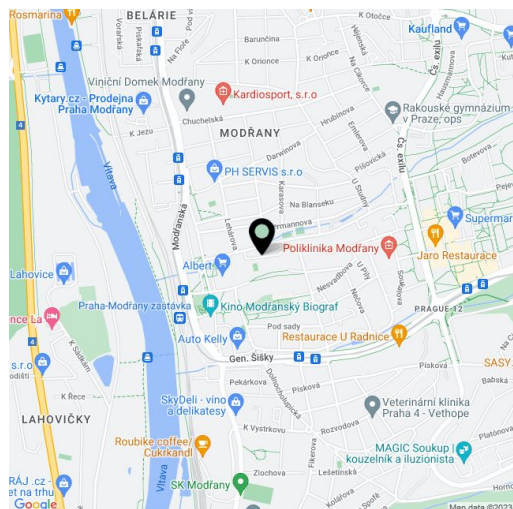
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Total area	119 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	10 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	-
PENB	G
Reference number	36331
Available from	Immediately

Benefiting from a terrace and views of a green park, this furnished 3-bedroom 2-bathroom apartment is on the second 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 green residential neighborhood 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 an en-suite bathroom (walk-in shower, bidet, toilet), two separate bedrooms, a family bathroom (bathtub, bidet, toilet), a pantry, and an entrance hall with built-in wardrobes. The **terrace** is accessible from the living room and one bedroom.

**Hardwood floors**, tiles, security entry door, French windows, blinds, central gas heating, dishwasher, microwave oven, wine fridge. A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 6500. Electricity is billed separately. Available from August 2021.



\* 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.



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