



## Apartment One-bedroom (2+kk)

Rented

51 m<sup>2</sup>, Prague 4, Modřany, Mezi Vodami





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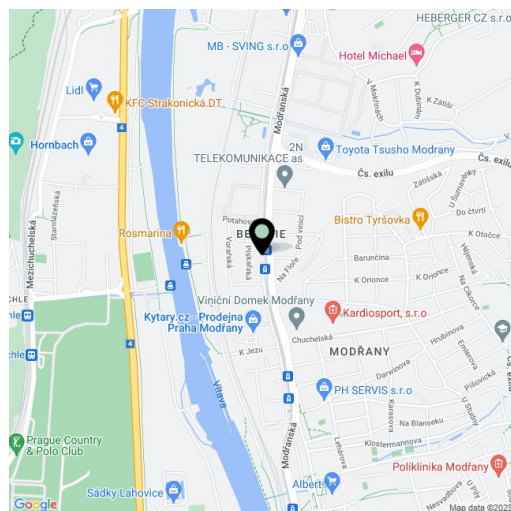
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Total area	67 m <sup>2</sup>
Floor area*	51 m <sup>2</sup>
Terrace	16 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Deposit for services and water CZK 4,500/month. Electricity - transferred to the tenant.
PENB	G
Reference number	40130
Available from	Immediately

This fully furnished one-bedroom apartment with a terrace, a cellar, and a garage parking space is situated on the 3rd floor of a new building, which is part of a residential complex with a public park. A modern district in a revitalized location with a full range of services. In the immediate vicinity of the Hodkovičky golf resort, a freestyle park, a rope center, a bike path (25 minutes to the center), and a healthcare clinic. A tram stop with frequent connections to the center is only a 2-minute walk from the building.

The interior features a living room with fully fitted kitchen, a bedroom with a built-in wardrobe, a bathroom with a bathtub and toilet, an entry hall with a built-in wardrobe, and large utility room on the same floor. The terrace is accessible from both main rooms.

Wooden floors, tiles, recuperation, **Siemens** appliances (induction cooker, dishwasher, microwave oven), washer, **cellar**, common bike storage, blackout curtains. One **garage parking** space is included in the rent. Available from November 10th or earlier upon agreement.



\* 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.