



## Apartment One-bedroom (2+kk)

Rented

55.93 m<sup>2</sup>, Prague 4, Modřany, Soukalova





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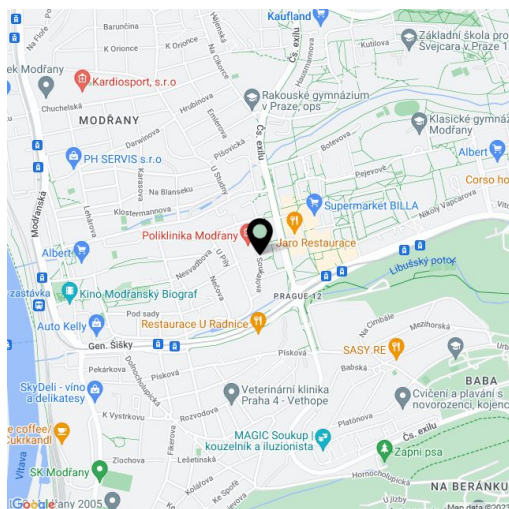
**Rented**55.93 m<sup>2</sup>, Prague 4, Modřany, Soukalova

Total area	62 m <sup>2</sup>
Floor area*	56 m <sup>2</sup>
Balcony	6 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	41829
Available from	Immediately

This modern unfurnished 1-bedroom apartment with a balcony is on the third floor of a building with a lift, part of a residential complex with a courtyard playground, located in a quiet green area of Modřany, Prague 4. The city center is accessible in minutes by car and public transport (trams / buses) as well as by train from the nearby station Praha-Modřany, 10 minutes by car from the building is the prestigious British Prague School. The neighborhood offers a diverse range of cultural and sports activities – bicycle and in-line skating tracks, Točná Aero Club, and golf courses.

The interior features a living room with a fully fitted open plan kitchen, a dining area and a **balcony** facing the courtyard, a bedroom, and a bathroom including a bathtub with a shower screen. There is a separate toilet, a storage room, and an entrance hall.

Laminated floors, tiles, central heating, dishwasher, induction cooktop, microwave oven, **cellar**, security cameras, pram storage. A **garage parking** space is included. Monthly deposit for service charges, water and heating: CZK 3,000. Electricity is billed separately. Available from May 1, 2022.



\* 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.