



## Apartment One-bedroom (2+kk)

Rented

63 m<sup>2</sup>, Praha 4, Modřany, Zlochova





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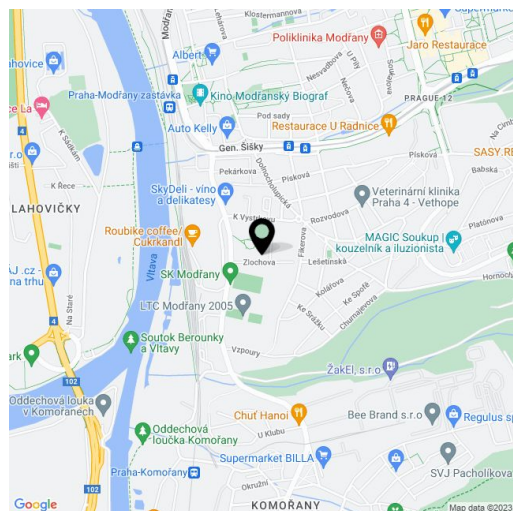
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Total area	71 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Service charges, water and heating bills: approx. CZK 4000/month. Electricity is billed separately.
PENB	B
Reference number	41858
Available from	Immediately

This is a 1-bedroom apartment with an 8 m<sup>2</sup> terrace and beautiful views of the surrounding greenery and the Vltava River. Situated on the 6th floor with lift in the "Tower" building, part of 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 and 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 incl. a popular bike path. Conveniently located for the Prague Ring Road access and the BISP international school.

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

Heat recovery ventilation system, laminated floating floors, large format tiles, security entry door, French windows, central heating, dishwasher, microwave oven, cellar, bike / pram storage, chip entry. A garage parking space is included.



\* 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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