



Apartment Two-bedroom (3+kk)

Rented

88 m², Praha 4, Modřany, Na Srážku





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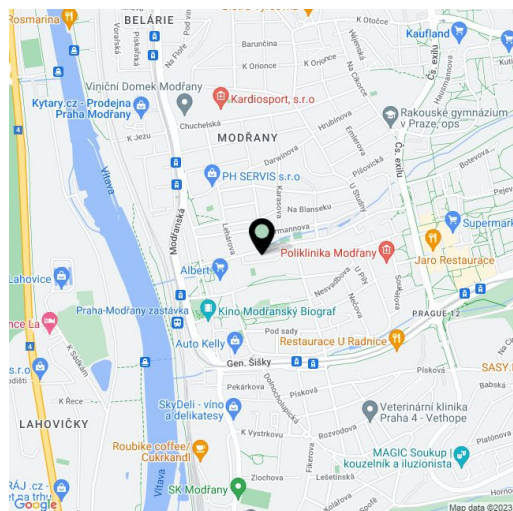
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Total area	100 m ²
Floor area*	88 m ²
Terrace	12 m ²
Parking	One garage parking space.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for building charges and heating CZK 6,500. Electricity is paid separately.
PENB	G
Reference number	43698
Available from	Immediately

This modern apartment with 2 bathrooms and a terrace facing a green park is situated on the 5th floor of a recently built residence with a 24/7 reception, surveillance system, elevator, sauna, fitness room, shared garden, and underground parking. Located in a quiet residential neighborhood in Modřany, Prague 4, an area with good connections to the city center and international schools, and with the Vltava riverbank, tennis courts, bike paths, and a golf course close-by.

The apartment offers a living room with built-in wardrobes, a fully fitted open plan kitchen, and access to the terrace, a bedroom with an en-suite bathroom (bathtub, toilet), a second bedroom with access to the terrace, a family bathroom (walk-in shower, toilet), and an entrance hall with built-in wardrobes.

Air-conditioning in the master bedroom, **hardwood parquet floors**, tiles, security entry door, central heating, washing machine, dishwasher, combination oven, **cellar**. One **garage parking** space included in the price.



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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