



## Apartment Two-bedroom (3+kk)

Rented

88 m<sup>2</sup>, Prague 4, Modřany, K Vystrkovu





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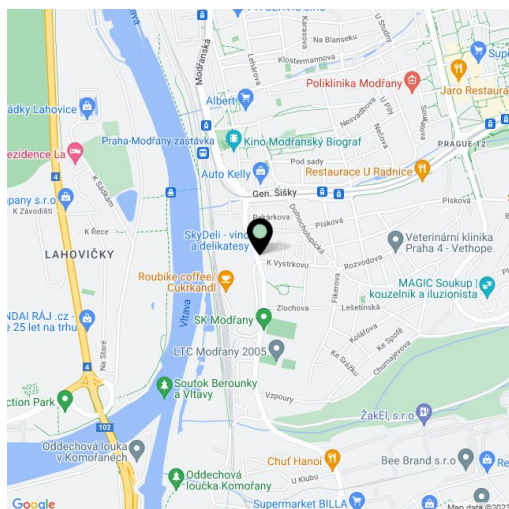
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Total area	159 m <sup>2</sup>
Floor area*	88 m <sup>2</sup>
Terrace	71 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	33674
Available from	Immediately

This is a brand new 2-bedroom apartment with 2 terraces and far reaching views of the surrounding greenery and the Vltava River. Situated on the 6th floor with lift in 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 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. Conveniently located for the BISP international school.

The interior features a living room with a fully fitted open plan kitchen and access to both terraces, 2 separate bedrooms, a bathroom including a bathtub and a toilet, a storage room, an additional separate toilet, and an entrance hall.

Wooden floating floors, large format tiles, security entry door, central heating, cellar. One garage parking space is included. Deposit for service charges, water and heating is CZK 4600/month. Electricity is billed separately (transfer to the tenant).



\* 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.