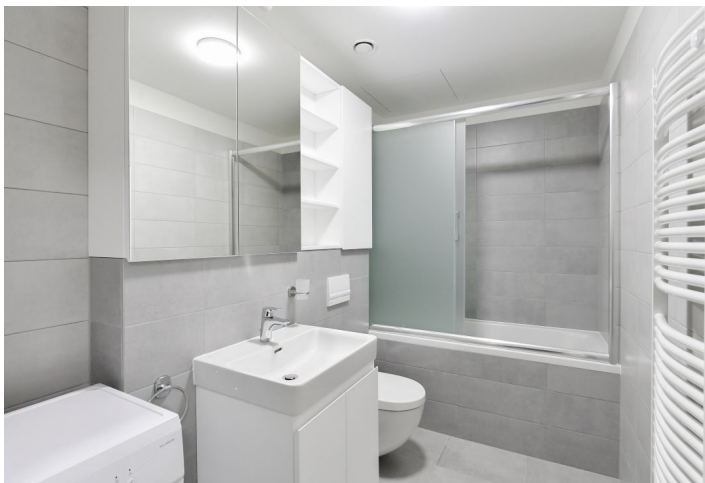


Apartment One-bedroom (2+kk)

Rented

52.3 m², Prague 4, Modřany, Komořanská



Apartment One-bedroom (2+kk)

Rented

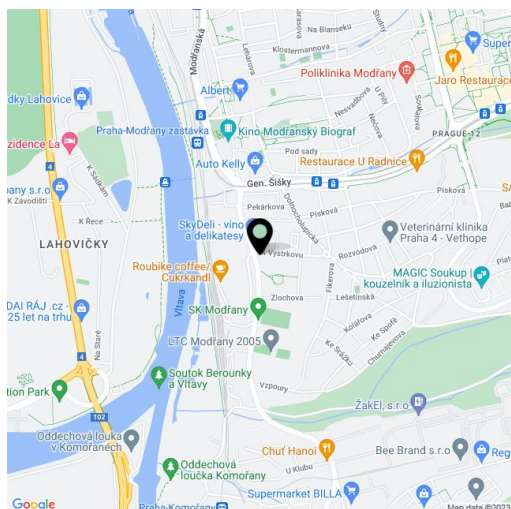
52.3 m², Prague 4, Modřany, Komořanská

Total area	55 m ²
Floor area*	52 m ²
Balcony	3 m ²
Parking	-
Cellar	Yes
Service price	Monthly deposit for service charges, water, and heating CZK 3,500. Electricity is billed extra.
PENB	B
Reference number	100958
Available from	Immediately

This brand-new completely furnished 1-bedroom apartment with a balcony is on the first floor with an elevator in the recently built gated project Modřanka Residence with underground parking, a 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 southwest-facing apartment offers a living room with a fully fitted open plan kitchen and balcony, a bedroom with a large built-in wardrobe and access to the balcony, a bathroom (bathtub with a shower screen, toilet), and an entrance hall.

Heat recovery ventilation, laminate floors, tiles, security entry door, well insulated windows, blinds, washing machine, dishwasher, cellar.




* 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.

Apartment One-bedroom (2+kk)

Rented

52.3 m², Prague 4, Modřany, Komořanská



Modřanka

Typ / Type	2+kk
Podlaží / Floor	2.NP
1 Předstř / Entry	4,8 m ²
2 Obývací pokoj+kk / Living room+kitchen	23,6 m ²
3 Ložnice / Bedroom	16,6 m ²
4 Koupelna / Bathroom	5,4 m ²
Obývaná plocha bytu / Living Area	50,4 m²
Svazek konceptů / Vertical Structures	1,9 m ²
Podlahová plocha bytu / Apartment Area	54,3 m²
5 Terasa / Terrace	2,6 m ²
Plocha bytu celkem / Apartment Area Total	54,9 m²





Pohled na dům / Building View



Celková situace / Site Plan



Podlažní podlaží / Floor Plan