

Apartment One-bedroom (2+kk)

Rented

52.3 m², Prague 4, Modřany, Komořanská



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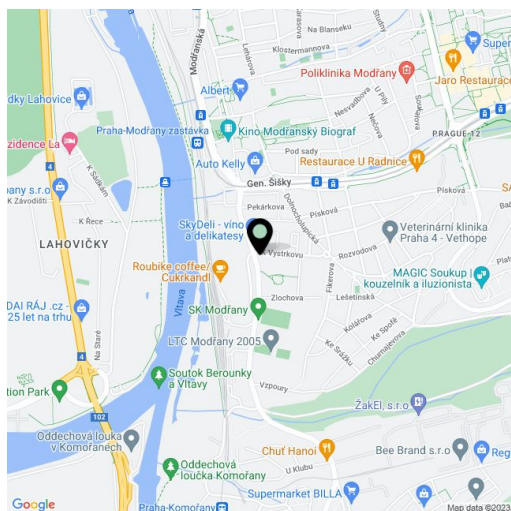
52.3 m², Prague 4, Modřany, Komořanská

| | |
|------------------|--|
| Total area | 56 m ² |
| Floor area* | 52 m ² |
| Loggia | 4 m ² |
| Parking | Garage parking for extra fee. |
| Garage | Yes |
| Cellar | Yes |
| Service price | Monthly deposit for service charges, water, and heating CZK 3,800. Electricity is billed separately. |
| PENB | B |
| Reference number | 100959 |
| Available from | Immediately |

This is a brand new completely furnished 1-bedroom apartment with a balcony, on the second 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 south-west facing apartment offers a living room with a fully fitted open plan kitchen and a **balcony**, a bedroom with a large built-in wardrobe and balcony access, a bathroom (bathtub with a shower screen, toilet), and an entrance hall.

Heat recovery ventilation, laminated 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.

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| | | |
|---|--|---------------------------|
| Typ / Type | | 2+kk |
| Podlaží / Floor | | 3.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 koncovkyce / Vertical Structures | | 1,9 m ² |
| Podlahová plocha bytu / Apartment Area | | 54,3 m² |
| 5 | Ložnice / Loggia | 3,7 m ² |
| Plocha bytu celkem / Apartment Area Total | | 56,0 m² |

