

## Apartment Two-bedroom (3+kk)

Rented

84 m<sup>2</sup>, Prague 4, Modřany, Písařská



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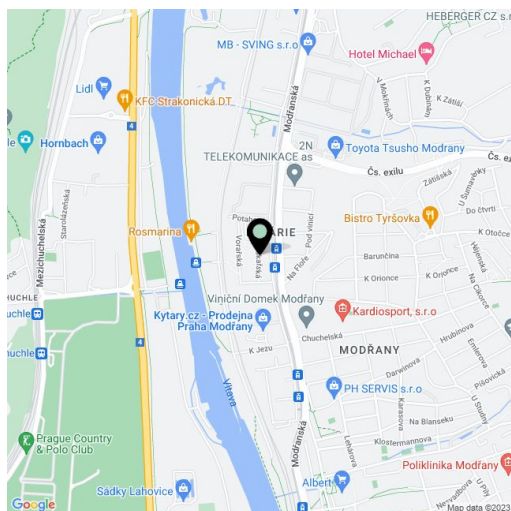
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Total area	116 m <sup>2</sup>
Floor area*	84 m <sup>2</sup>
Terrace	32 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	G
Reference number	26868
Available from	Immediately

Benefiting from two large terraces facing the green courtyard, this is an unfurnished 2-bedroom flat on the first floor of a modern residential project with parking. Located in a quiet Prague 4 neighborhood near the Vltava riverbank, with good connections to the city center (tram stop 150 m from the building). Location with ample opportunities for sports and outdoor activities, bike path and tennis courts nearby. Convenient to the international schools English International School Prague and the Prague British School.

The interior features living room with a fully fitted and equipped open kitchen and terrace access, two separate bedrooms with large built-in wardrobes and access to the second terrace, bathroom (walk-in shower, bath, sink), a separate toilet, and entrance hall with built-in storage.

Wooden floor in the living room, linoleum, tiles, washing machine, dryer, Miele kitchen appliances incl. a dishwasher, induction cooktop, fan and steam ovens, built-in bookcase in the living room, storage room in the corridor of the building, cellar, bike and pram storage room in the building. One garage parking space included. Common building charges, water and heating around CZK 5000 per month. Electricity is billed separately. Interior 84 m<sup>2</sup>. Terraces 14 a 18 m<sup>2</sup>. Available from December 1, 2017 (or earlier). Unfurnished despite the photos.



\* 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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