



## Apartment One-bedroom (2+kk)

Rented

59 m<sup>2</sup>, Prague 4, Modřany, Generála Šišky





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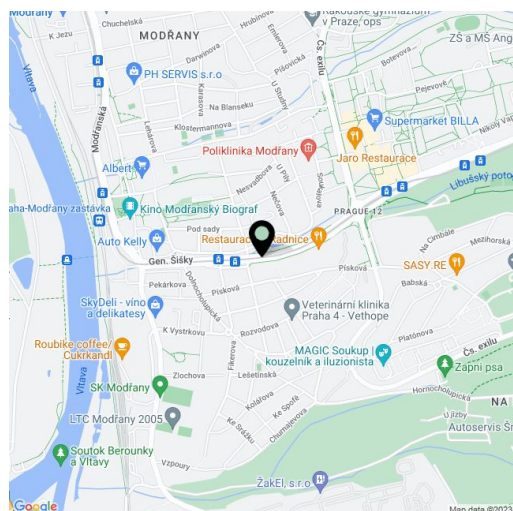
**Rented**59 m<sup>2</sup>, Prague 4, Modřany, Generála Šišky

Total area	73 m <sup>2</sup>
Floor area*	59 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	B
Reference number	39286
Available from	Immediately

This is an unfurnished 1-bedroom apartment with a terrace and a front garden, on the first floor in the Tulipa Modřanská rokle residential project surrounded by greenery and complete with 24/7 security, a reception, a private park, a playground and a campfire site. Full amenities are within easy reach and the city center is accessible by car and public transport (tram / bus) or by train from the nearby station Praha-Modřany. The prestigious Prague British School is located 1 km from the building. Modřany and surroundings also offer a diverse range of cultural and sporting activities – Břežanský potok valley with the Závist and Šance hills, Zbraslav Chateau, bicycle and in-line skating tracks, Aeroklub Točná aero club, and golf courses in Hodkovičky and Zbraslav.

The interior features a living room with a dining area and a fully fitted open plan kitchen, a bedroom with a built-in wardrobe, a fitted walk-in closet and an en-suite bathroom (bathtub, toilet), a separate guest toilet, and an entrance hall with a built-in wardrobe. The terrace and front garden are accessible from both main rooms and they boast views of the surrounding greenery and the adjacent Modřanská rokle natural preserve.

Laminated floating floors, tiles, security entry door, large French windows, central heating, dishwasher, cellar, pram and bike storage room in the building, guest parking. A garage parking space is included. Monthly deposit for service charges, water and heating: CZK 4,000 /month. Electricity will be transferred to the tenant. Available from July 2021. Unfurnished despite the photos.



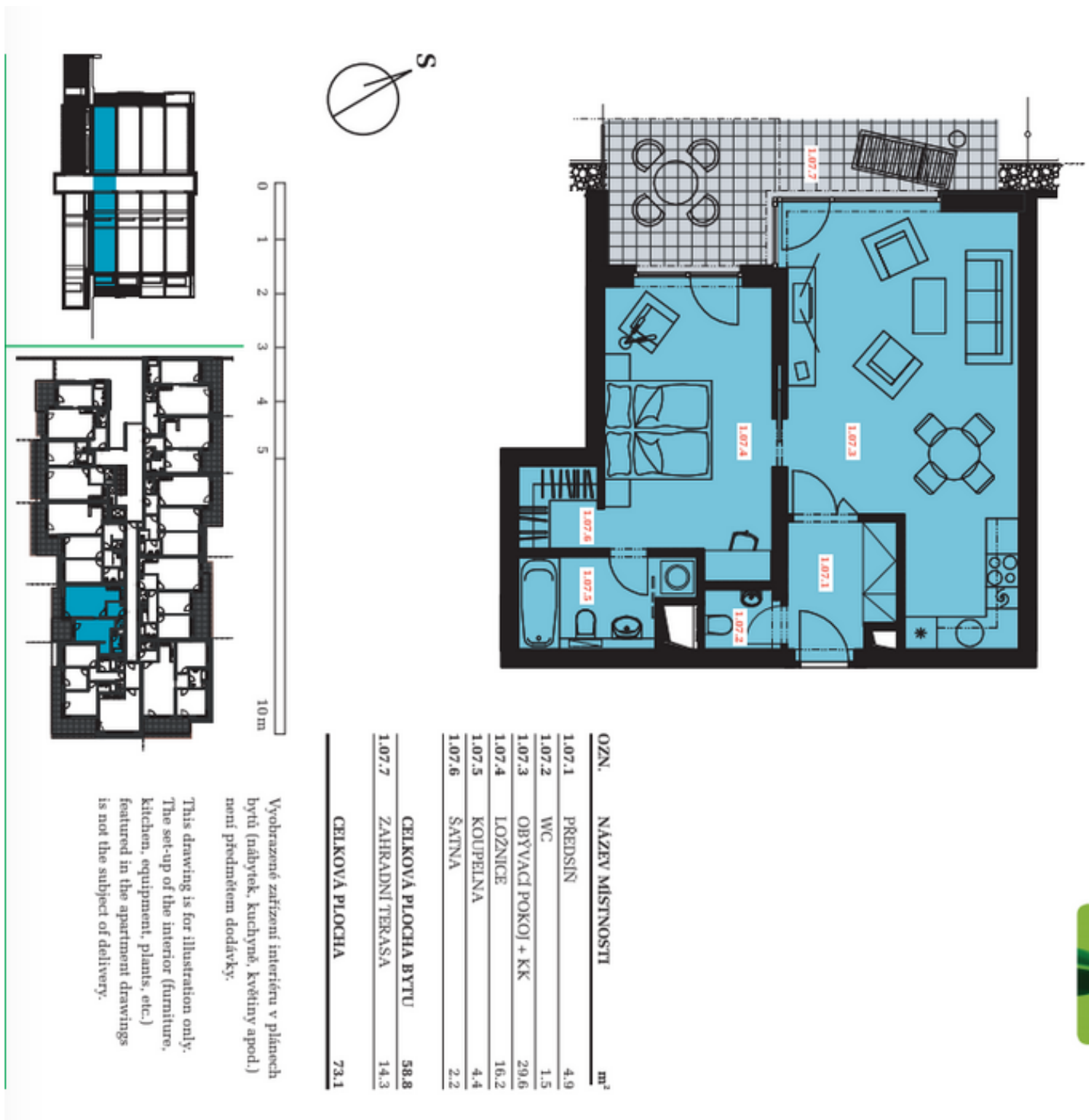
\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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OZN.	NAZEV MÍSTNOSTI	m <sup>2</sup>
1.07.1	PŘEDSÍN	4.9
1.07.2	WC	1.5
1.07.3	OBÝVACÍ POKOJ + KK	29.6
1.07.4	LOŽNICE	16.2
1.07.5	KOUPELNA	4.4
1.07.6	SÁTNA	2.2
<b>CELKOVÁ PLOCHA BYTU</b>		<b>58.8</b>
1.07.7	ZAHŘADNÍ TERASA	14.3
<b>CELKOVÁ PLOCHA</b>		<b>73.1</b>

Vyobrazené zařizování interiéru v plánech bytů (nábytek, kuchyně, květiny apod.) není předmetem dodávky.

This drawing is for illustration only. The set-up of the interior (furniture, kitchen, equipment, plants, etc.) featured in the apartment drawings is not the subject of delivery.