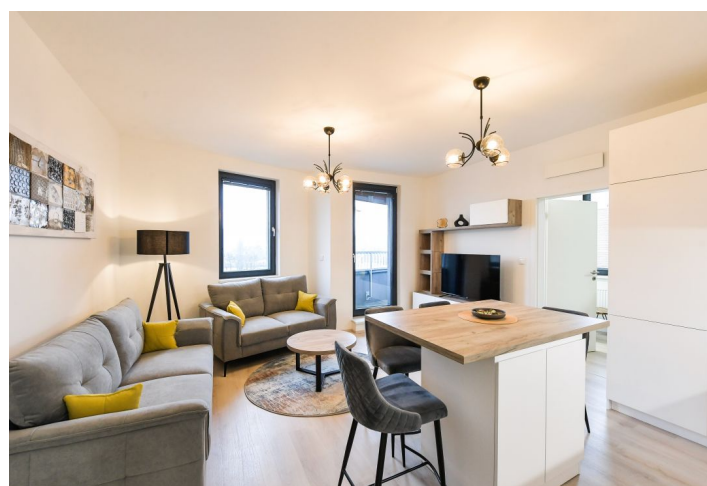
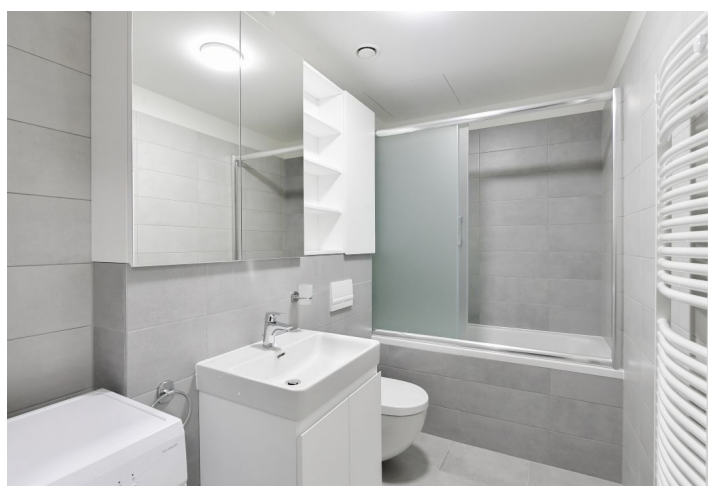




Apartment One-bedroom (2+kk)

Rented

52.3 m², Prague 4, Modřany, Komořanská





Apartment One-bedroom (2+kk)

Rented

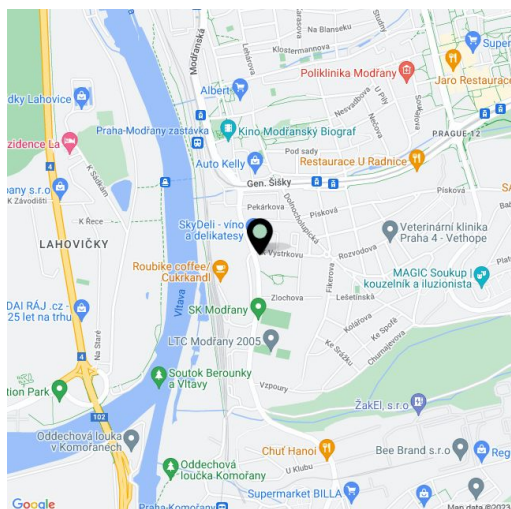
52.3 m², Prague 4, Modřany, Komořanská

Total area	55 m²
Floor area*	52 m²
Balcony	3 m²
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 m²
2	Obývací pokoj+kk / Living room+kitchen	23,6 m²
3	Ložnice / Bedroom	16,6 m²
4	Koupelna / Bathroom	5,4 m²
Obývaná plocha bytu / Living Area		50,4 m²
Svazek kotvení / Vertical Structures		1,9 m²
Podlahová plocha bytu / Apartment Area		52,3 m²
5	Terasa / Terrace	2,6 m²
Plocha bytu celkem / Apartment Area Total		54,9 m²



Podlažní podlaží / Floor Plan

Celková situace / Site Plan

Pohled na dům / Building View