



Apartment One-bedroom (2+kk)

Rented

52.3 m², Prague 4, Modřany, Komořanská





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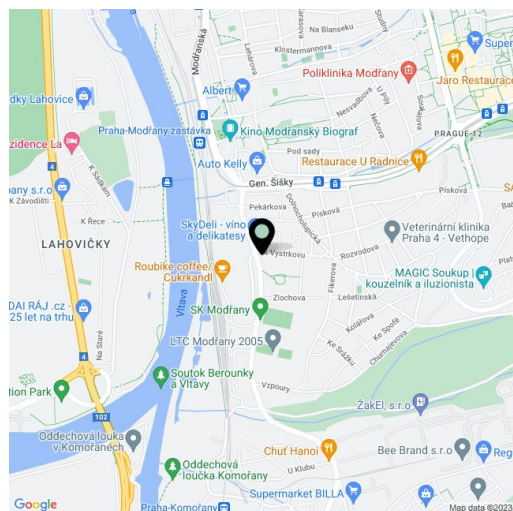
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Total area	56 m²
Floor area*	52 m²
Loggia	4 m²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating CZK 4,500. Electricity is billed separately.
PENB	B
Reference number	100959
Available from	Immediately

This completely furnished apartment with a balcony is on the 2nd floor with an elevator in the recently built Modřanka Residence gated project 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 a **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**. A garage parking space is included in the rent.



* 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 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 kotevnice / Vertical Structures		1,9 m²
Podlahová plocha bytu / Apartment Area		52,3 m²
5	Ložnice / Loggia	3,7 m²
Plocha bytu celkem / Apartment Area Total		56,0 m²

