



Apartment Three-bedroom (4+kk)

Rented

103 m², Prague 4, Modřany, Kolmanova





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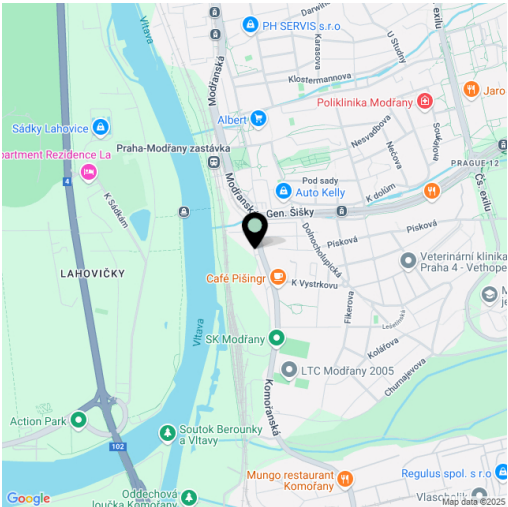
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Total area	110 m²
Floor area*	103 m²
Balcony	7 m²
Parking	Two garage parking spaces
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: approx. CZK 10,000. Electricity is billed separately.
PENB	B
Reference number	108356
Available from	Immediately

This semi-furnished 3-bedroom 2-bathroom apartment with a balcony and views of the river is on the 3rd floor of the newly built Modřanský cukrovar residential project with underground parking. Located in a quiet green residential neighborhood in Prague 4 mere steps from the Vltava riverbank and Old Modřany Park Muzeum with playgrounds and outdoor gyms, near Modřanská Rokle Park, and quick access to the city center. The place offers good amenities and a wide range of sports and leisure opportunities. Conveniently located for the BISP international school.

The interior includes a living room with a fully fitted open plan kitchen and access to the **balcony**, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and built-in wardrobes, two bedrooms with built-in furniture and storage, a family bathroom (bathtub), a separate toilet, a fitted **walk-in closet** with a utility area, and an entrance hall with built-in wardrobes.

Heat recovery ventilation, solar panels, hardwood floors, tiles, custom-made built-in wardrobes and furniture, central heating, Bosch kitchen appliances, dishwasher, microwave oven, **cellar**, elevator. **Two garage parking spaces** are included.



* 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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