



## Apartment Three-bedroom (4+kk)

Rented

98.6 m<sup>2</sup>, Prague 4, Modřany, Kolmanova



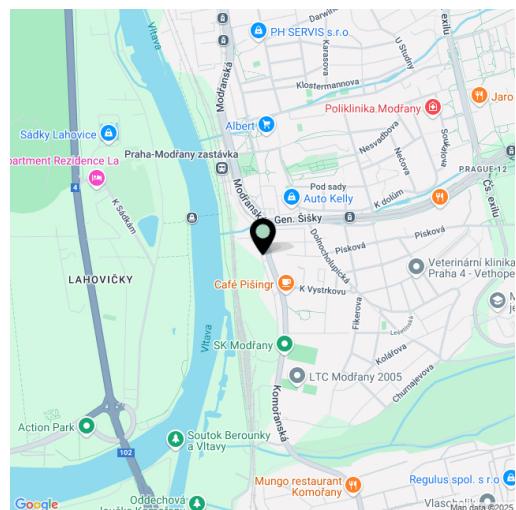


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|                  |   |
|------------------|---|
| Total area       | 106 m <sup>2</sup>  |
| Floor area*      | 99 m <sup>2</sup>   |
| Balcony          | 8 m <sup>2</sup>  |
| Parking          | Two garage parking spaces   |
| Garage           | Yes   |
| Cellar           | Yes   |
| Service price    | Monthly deposit for services, water, and heating: approx. CZK 10,000. Electricity is billed separately. |
| PENB             | B   |
| Reference number | 108357  |
| Available from   | Immediately   |



\* 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.

**This brand new semi-furnished 2-bathroom apartment with a balcony and lovely 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 the Old Modřany Park Muzeum with playgrounds and outdoor gyms, near Modřanská rokle Park, with 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 a **balcony** offering pleasing green views of the Vltava riverbank, a master bedroom with an en-suite bathroom (walk-in shower, toilet) and built-in furniture, two bedrooms with built-in furniture and storage, a family bathroom (bathtub), a separate toilet, a fitted **walk-in closet** with utility area, and an entrance hall with built-in storage.

**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.**



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