



## Apartment One-bedroom (2+kk)

49.5 m<sup>2</sup>, Prague 4, Modřany, Zluchova

Rented





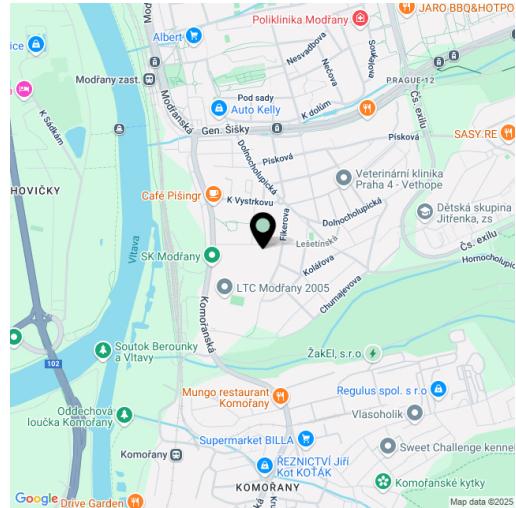
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Total area	50 m <sup>2</sup>
Garden	172 m <sup>2</sup>
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 4,000. Electricity is billed separately.

PENB	G
Reference number	109715
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 unfurnished apartment with a garden, situated on the ground floor of a new residential building with underground parking, is located in a quiet and 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 incl. a popular bike path. Conveniently located for the Prague Ring Road access and the PBIS international school.**

The interior features a living room with a fully fitted open plan kitchen and access to a corner **garden**, a bedroom with a built-in wardrobe and access to the garden, a bathroom with a bathtub and toilet, and an entrance hall with a built-in wardrobe.

**Heat recovery ventilation system**, wooden floating floors, tiles, central heating, dishwasher, induction stove top, microwave oven, video entry phone, spacious **cellar**, elevator. A **garage parking** space is included.