



Apartment Three-bedroom (4+kk)

Rented

89.49 m², Prague 4, Modřany, Zátěšská





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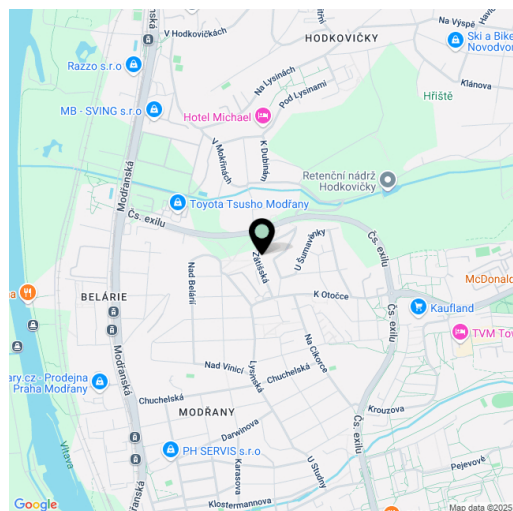
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Total area	144 m²
Floor area*	89 m²
Terrace	55 m²
Parking	Garage parking
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and internet CZK 9,000.
PENB	C
Reference number	109718
Available from	Immediately

This brand new, unfurnished, air-conditioned 2-bathroom apartment with a terrace, a huge private roof terrace, and breathtaking panoramic far-reaching views is situated on the 2nd floor of a residential building with a garden, set on a slope on a quiet street across a park with playgrounds, near the Hodkovičky forest park and the Austrian School in Prague. The location offers good amenities and services, and quick regular bus connections to Smíchovské nádraží metro station. Within easy reach of the Prague British International School, the Vltava River, a bike path along the river, and a 9-hole golf course.

The interior features a spacious living room with a fully fitted open plan kitchen, a dining area, and French windows leading to the **terrace** (10 m²), 3 bedrooms with wardrobes, 2 bathrooms (walk-in shower, toilet/bathtub), a separate toilet, a multiple level storage room, and an entrance hall. An interior staircase leads up to the **roof terrace** (total of 80 m²).

Air-conditioning, heat recovery ventilation, vinyl floors, tiles, French windows, automatic external blinds, central underfloor heating throughout, dishwasher, induction stove top, video entry phone, Wi-Fi, alarm that can be connected to a security agency, shared **cellar**, compost bin, rainwater flushing system. No elevator. **Garage** parking (plus a charger for electric cars) is available at additional cost.



* 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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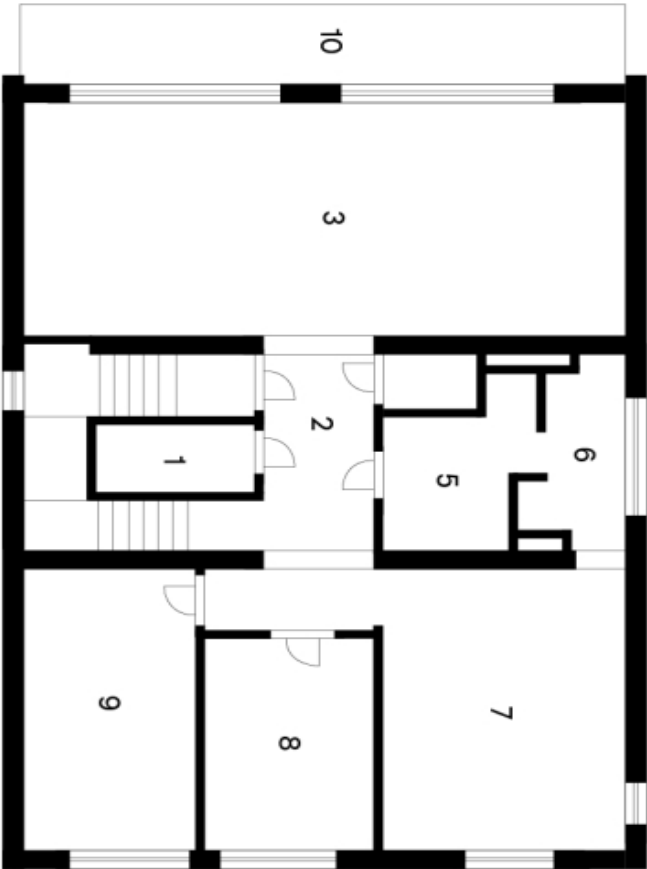
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Zátěšská

Byt 4+kk

3. NP

1	Komora	2,65 m²
2	Hala	8,73 m²
3	Obývací pokoj + KK	32,31 m²
4	WC	1,01 m²
5	Koupelna	4,58 m²
6	Koupelna	3,98 m²
7	Ložnice	16,38 m²
8	Ložnice	8,27 m²
9	Ložnice	11,58 m²
10	Terasa	10,00 m²
Podlahová plocha		89,49 m²
10	Terasa	10,00 m²
Celková plocha		99,49 m²





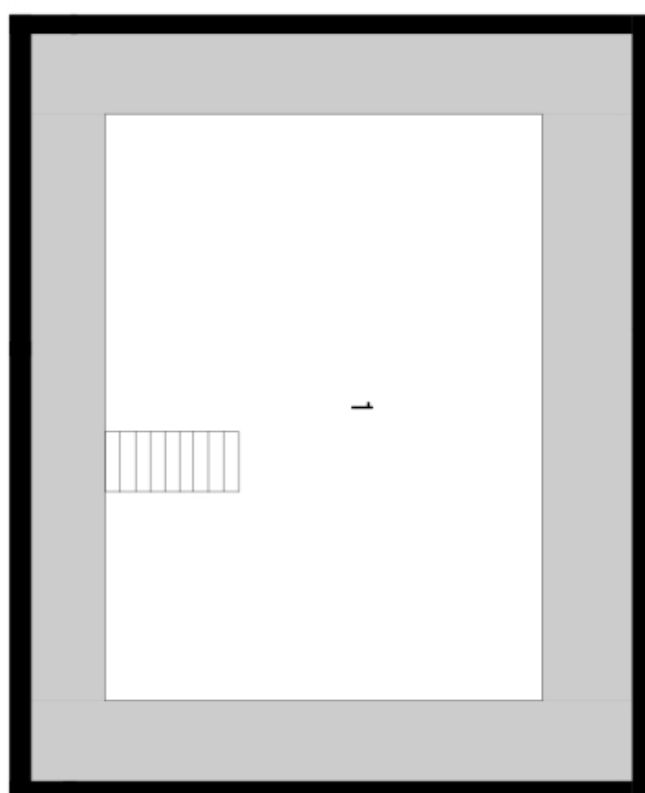
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1 Terasa

45,00 m²



Zátěšská

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4. NP