



## Apartment Two-bedroom (3+kk)

Rented

63 m<sup>2</sup>, Prague 4, Modřany, Československého exilu

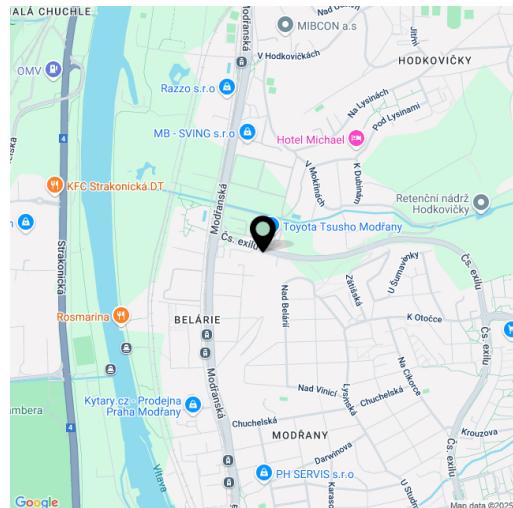




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Total area	77 m <sup>2</sup>
Floor area*	63 m <sup>2</sup>
Balcony	14 m <sup>2</sup>
Parking	Garage parking
Cellar	2 m <sup>2</sup>
Service price	Monthly deposit for services, water, and heating: CZK 6,500. Electricity is billed separately (transferred to the tenant).
PENB	B
Reference number	109956
Available from	Immediately



\* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.

**Brand new apartment in the Ahoj Vanguard building.**  
**Benefiting from a balcony and nice green views, this semi-furnished 6th floor apartment with the use of a roof terrace and a wellness center is located in Modřany, Prague 4, near the Vltava embankment, a nine-hole golf course, and the Hodkovičky forest park, the Hamr Braník sports center (badminton, beach volleyball, rowing), swimming pool in Podolí, with complete amenities and services, within easy reach of the Prague British International School, in close vicinity of a freestyle park, a rope center, tennis courts, a bike path along the Vltava River (25 minutes to the city center), and an in-line track. A tram and bus stop with frequent connections to the city center is only a 10-minute walk from the building, and there is a quick access to the City Ring Road and South Junction.**

The interior features a living room with a fully fitted open plan kitchen and **balcony** offering green views, 2 bedrooms with French windows, a bathroom (walk-in shower), a separate toilet, and an entrance hall with a built-in wardrobe. The tenants are welcome to use a shared **roof terrace** with a summer kitchen and a barbecue grill.

**Air-conditioning, heat recovery ventilation, smart home system, hardwood floors, tiles, security entry door, central underfloor heating, smart lighting system operated by a remote control, washer/dryer, dishwasher, combination oven, master switch, cellar. A garage parking space is included. Also included in the rent is the use of the Vanguard project wellness zone (swimming pool, sauna, jacuzzi, steam, massages).**