



Apartment Three-bedroom (4+kk)

Rented

97 m², Prague 4, Modřany, Na Srážku



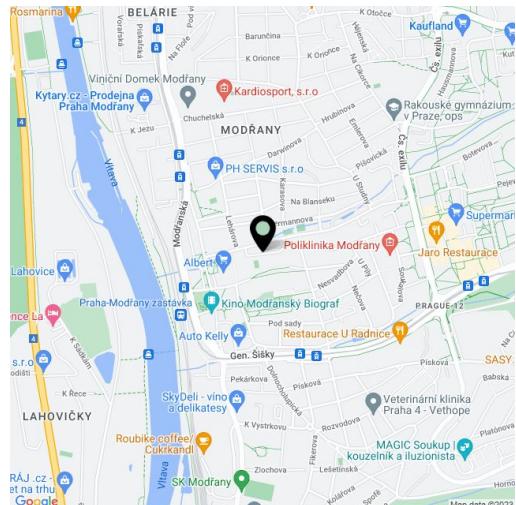


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Total area	115 m ²
Floor area*	97 m ²
Balcony	18 m ²
Parking	Garage parking.
Garage	Yes
Cellar	Yes
PENB	C
Reference number	31937
Available from	Immediately



* 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.

Modern 3-bedroom 2-bathroom apartment with 3 balconies and views of a green park, on the third floor in a contemporary residence with a 24/7 reception and security, camera system, a lift, a sauna, a fitness room, a shared garden and underground parking. Located in a quiet residential area in Modřany, Prague 4, area with good connections to the city center and international schools, and with the Vltava riverbank, tennis courts, cycling tracks and a golf course close by.

The apartment includes a living room with a fully fitted open plan kitchen and a dining area, a master bedroom with a **walk-in closet** and a bathroom (walk-in shower, toilet), two separate bedrooms, a family bathroom (bathtub, toilet), a utility room, and an entrance hall with built-in wardrobes. The living room has access to **two balconies**, and there is a **shared balcony** for two bedrooms.

Hardwood floors, tiles, security entry door, French windows, blinds, central gas heating, dishwasher, microwave oven, cellar. One garage parking space is included. Another parking space available for CZK 1500 / month. Service charges, water and heating bills are approx. CZK 4700 per month. Electricity in the amount of CZK 1.200 is billed separately.